

File No. 04-1000-20-2016-436

November 25, 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 November 23, 2016 for:

Environmental report related to 1350 (1352/1356) Kingsway.

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 (#04-1000-20-2016-436); 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
City Clerk's Department, City of Vancouver



Encl.

:kt

EP.
Soil



LEVELTON
Engineering Solutions

DE 412453

**STAGE 1 PRELIMINARY SITE INVESTIGATION
1350 KINGSWAY
VANCOUVER, BRITISH COLUMBIA**

Levelton Consultants Ltd.

150 - 12791 Clarke Place
Richmond, B.C.
Canada V6V 2H9

Tel: 604-278-1411
Fax: 604-278-1042

Email: unarang@levelton.com
Web Site: www.levelton.com

Prepared for:

s.22(1)

**Vancouver, British Columbia
V5X 2N1**

Construction Materials

Building Science

GeoScience

Metallurgy and Corrosion

Environmental Engineering

Fisheries

Physical Testing

Technical Modelling

Geographic Information Systems

Project Management

Prepared by:

**Levelton Consultants Ltd.
#150 - 12791 Clarke Place
Richmond, British Columbia
V6V 2H9**

**13 May 2008
File No.: 1808-0328**



13 May 2008
File No.: 1808-0328

Levelton Consultants Ltd.

150 - 12791 Clarke Place
Richmond, B.C.
Canada V6V 2H9

Tel: 604-278-1411
Fax: 604-278-1042

Email: unarang@levelton.com
Web Site: www.levelton.com

s.22(1)

Vancouver, British Columbia
V5X 2N1

Attention: s.22(1)

Dear s.22(1):

**RE: Stage 1 Preliminary Site Investigation
1350 Kingsway, Vancouver, British Columbia**

Levelton Consultants Ltd. is pleased to submit two copies of the Stage 1 Preliminary Site Investigation report for the above-referenced site.

If you have any questions, please call the undersigned at (604) 278-1411. Thank you for the opportunity to be of service.

Yours truly,

Levelton Consultants Ltd.

A handwritten signature in black ink, appearing to read 'U. Narang'.

Per:

Umaakant Narang, P.Eng.
Manager, Site Assessment/Remediation

Construction Materials

Building Science

*GeoScience Metallurgy and
Corrosion*

Environmental Engineering

Fisheries

Physical Testing

Technical Modeling

Geographic Information Systems

Project Management

EXECUTIVE SUMMARY

s.22(1) and s.22(1) retained Levelton Consultants Ltd. (Levelton) to conduct a Stage 1 Preliminary Site Investigation (PSI) of a site, located at 1350 Kingsway in Vancouver, British Columbia.

The purpose of the Stage 1 PSI was to provide the client with an evaluation of known and potential environmental liabilities at the site, and identify present conditions or practices that may represent failure to comply with applicable environmental laws, regulations or guidelines.

The Stage 1 PSI consisted of evaluating and reporting existing and historical information collected through a historical search and records review, a site walk-through review, and interviews with individuals knowledgeable about the site. Levelton understands that the Stage 1 PSI is required by s.22(1) and s.22(1) as a part of their due diligence efforts.

The subject site is located along the west side of Kingsway, between Clark Drive and Knight Street, in Vancouver, British Columbia. The site, approximately 0.057 hectares (0.140 acres) comprises a vacant lot that is generally flat with a gentle slope towards the east. Approximately 80% of the site is unpaved ground surface with overgrown wild vegetation. The remaining 20% is an asphalt-paved parking area located on the western portion of the site. The site is enclosed by a chain-linked fence.

At the time of the walk-through review, a small quantity of trash was present on the site. The trash included a microwave, cardboard, paper, plastic bottles, glass bottles, and broken concrete.

The municipal water, drainage and sanitary sewer pipelines run north-to-south along Kingsway to the east of the site.

Surrounding Properties

To the north of the site is a vacant lot (1344 Kingsway), followed by restaurants and a video store. To the south of the site is a frozen food store (1364 Kingsway), grocery store and appliance store. To the east of the site, across Kingsway, are various retail stores. To the west of the site, across a back alley, are single-family dwellings.

The nearest water body is Trout Lake, located approximately 1.15 km to the northeast of the site.

Conclusions and Recommendations

Historical search indicated that the former buildings were constructed in 1930. Since 1930, a residential dwelling and various retail businesses were located on the subject site. In 2005, the former commercial buildings were demolished. At the time of the walk-through review, the subject site was vacant.

Based on the findings of the Stage 1 PSI, the likelihood of soil and groundwater contamination at the site is considered to be low. Therefore no further investigation is warranted at this time.

TABLE OF CONTENTS

	Page
Cover Letter	
Executive Summary	
1.0 INTRODUCTION.....	1
2.0 SITE DESCRIPTION AND SETTING	1
3.0 STAGE 1 PSI PROCESS.....	2
3.1 PURPOSE.....	2
3.2 SCOPE OF WORK.....	2
3.3 REGULATORY FRAMEWORK	2
3.4 METHODOLOGY	3
4.0 HISTORICAL INFORMATION	4
5.0 SITE GEOLOGY, GROUNDWATER, AND PRECIPITATION	7
6.0 STAGE 1 PSI FINDINGS	7
6.1 AIR AND WATER DISCHARGES	7
6.2 FLOOD ZONE POTENTIAL	8
6.3 WATER WELL, SEPTIC TANK AND DRAINAGE FIELD	8
6.4 ABOVEGROUND AND UNDERGROUND STORAGE TANKS	8
6.5 ASBESTOS-CONTAINING MATERIALS.....	9
6.6 CHEMICAL STORAGE AND HANDLING	9
6.7 HAZARDOUS WASTES.....	9
6.8 NON-HAZARDOUS WASTES.....	9
6.9 OZONE DEPLETING SUBSTANCES	9
6.10 POLYCHLORINATED BIPHENYLS	9
6.11 RADON AND METHANE GAS	10
6.12 SOILS AND FILLS.....	10
6.13 SURROUNDING PROPERTIES.....	10
7.0 CONCLUSIONS AND RECOMMENDATIONS	11
8.0 PROFESSIONAL STATEMENT.....	12
9.0 CLOSURE	12

TABLE OF CONTENTS (CONT'D)

Page

LIST OF TABLES

Table 1:	Review of Aerial Photographs.....	5
Table 2:	History of Ownership	5
Table 3:	History of Site Listings	6
Table 4:	Result of the BC Online Site Registry Search.....	11

LIST OF FIGURES

Figure 1	Site Location
Figure 2	Site Plan
Figure 3A	Surrounding Land Use Plan
Figure 3B	Fire Insurance Plan - 1930
Figure 3C	Fire Insurance Plan - 1956
Figure 4	MOE Site Registry Search Results

LIST OF APPENDICES

Appendix A	Figures
Appendix B	Photographs
Appendix C	Ministry of Environment Water Well Search Results
Appendix D	Historical Land Titles
Appendix E	Site Registry Information
Appendix F	Standard Limitations

1.0 INTRODUCTION

s.22(1)

retained Levelton Consultants Ltd. (Levelton) to conduct a Stage 1 Preliminary Site Investigation (PSI) of a site, located at 1350 Kingsway in Vancouver, British Columbia.

The Stage 1 PSI consisted of evaluating and reporting existing and historical information collected through a historical search and records review, a site walk-through review, and interviews with individuals knowledgeable about the site.

Levelton understands that the Stage 1 PSI is required by s.22(1) and s.22(1) as a part of their due diligence efforts.

2.0 SITE DESCRIPTION AND SETTING

The subject site is located along the west side of Kingsway, between Clark Drive and Knight Street, in Vancouver, British Columbia (Refer to Figure 1, Appendix A). As required by the British Columbia Ministry of Environment (MOE) contaminated sites registry, the following information is provided:

Common Name: N.A.

Civic Address: 1350 Kingsway, Vancouver, British Columbia.

Legal Address: Lot 5, Block 13, District Lot 301, Plan 187.

P.I.D.: 004-930-304

Latitude/Longitude¹: N 49° 15' 1.52" / W 123° 04' 37.3"

The site, approximately 0.057 hectares (0.140 acres) comprises a vacant lot that is generally flat with a gentle slope towards the east. Approximately 80% of the site is unpaved ground surface with overgrown wild vegetation. The remaining 20% is an asphalt-paved parking area located on the western portion of the site. The site is enclosed by a chain-linked fence. The site layout is shown on Figure 2 in Appendix A.

At the time of the walk-through review, a small quantity of trash was present on the site. The trash included a microwave, cardboard, paper, plastic bottles, glass bottles, and broken concrete.

The municipal water, drainage and sanitary sewer pipelines run north-to-south along Kingsway to the east of the site.

Surrounding Properties

To the north of the site is a vacant lot (1344 Kingsway), followed by restaurants and a video store. To the south of the site is a frozen food store (1364 Kingsway), grocery store and

1

Garmin GPS 12XL.

appliance store. To the east of the site, across Kingsway, are various retail stores. To the west of the site, across a back alley, are single-family dwellings.

The nearest water body is Trout Lake, located approximately 1.15 km to the northeast of the site. The surrounding land use is shown on Figure 3 in Appendix A.

3.0 STAGE 1 PSI PROCESS

3.1 PURPOSE

The purpose of the Stage 1 PSI was to provide the client with an evaluation of known and potential environmental liabilities at the site, and identify present conditions or practices that may represent failure to comply with applicable environmental laws, regulations or guidelines.

3.2 SCOPE OF WORK

The scope of work was developed in consultation with s.22(1) and entailed conducting a Stage 1 PSI. The scope of work was to:

- Historical search and records review. The search included reviewing fire insurance maps, aerial photographs, historical land titles, Municipal Hall records and British Columbia Assessment Authority records with respect to environmental concerns associated with the site or surrounding properties that may impact the site.
- Site reconnaissance and interview with persons knowledgeable about past and present activities on the site. Items addressed included: chemical storage and handling, underground and aboveground storage tanks, non-hazardous and hazardous wastes, air and water discharges, and dumping/landfilling activities.
- Identify potential impacts of the surrounding environment on the site.
- Prepare a report outlining the findings of the investigation and, where applicable, provide recommendations for further work.

3.3 REGULATORY FRAMEWORK

Since 1988, the Waste Management Act (WMA) has been addressing contaminated sites in British Columbia. In June 1993, the Waste Management Amendment Act, 1993 (WMAA, also known as Bill 26) was passed. The MOE added provisions, which specifically address contaminated sites, and promulgated the Contaminated Sites Regulation² (CSR), which came into effect on 1 April 1997. The first, second and third stage amendments to the CSR were made on 19 July 1999, 4 February 2002 and 20 November 2003, respectively. The fourth and fifth stage amendments to the CSR were made on 19 July 2004, and 1 July 2007, respectively.

²

Contaminated Sites Regulation (CSR, BC Reg. 375/96 including amendments up to BC Reg. 239/2007); Effective 1 April 1997; Ministry of Environment, Victoria, British Columbia.

In July 2004, the WMA was repealed and replaced by the Environmental Management Act (EMA), and a new revised CSR with 10 Schedules was promulgated. The new CSR is in effect under the new EMA at this time. The CSR has divided the investigations as follows:

- Stage 1 PSI comprising a historical search and records review, and a walk-through site review.
- Stage 2 PSI comprising selective sampling and analysis of areas of potential environmental concern.
- Detailed Site Investigation (DSI) comprising evaluation of the extent and concentrations of contaminants of potential environmental concern identified during the Stage 2 PSI.

Canada Mortgage and Housing Corp³ (CMHC) and Canadian Standards Association⁴ (CSA) refer to Stage 1 and Stage 2 PSIs as Phase 1 and Phase 2 Environmental Site Assessments (ESAs), respectively. The DSI is referred to as Phase 3 ESA.

3.4 METHODOLOGY

Levelton conducts a Stage 1 PSI in accordance with the CMHC and CSA guidelines for a Phase 1 ESA, and requirements of the CSR. Current and historical information on both the site and surrounding properties were acquired through a review of available historical aerial photographs, historical fire insurance maps, historical land titles, city directories, Municipal Hall records, Terasen Gas records, former reports and a site reconnaissance. The site and surrounding land use history was completed by reviewing information from the following sources:

- Historical aerial photographs (1949, 1954, 1963, 1974, 1979, 1984, 1991, 1997, and 2004).
- Historical land titles.
- City Directories (1920 - 2001, every five years).
- Topographical map.
- Discussions with the site representative.
- Discussions with municipal hall building, engineering, and permit department staff.

Mr. Aaron Enquist of Levelton completed a site reconnaissance on 2 May 2008. The site reconnaissance consisted of a walk-through review of accessible areas to ascertain the

³ Canada Mortgage and Housing Corp (CMHC); Dated June 1993; Environmental Site Investigation Procedures; Phase 1 Environmental Site Assessments (11 9907-02); Ottawa, Ontario.

⁴ Canadian Standards Association (CSA); Dated November 2001; Phase 1 Environmental Site Assessment (CSAZ768-01); Rexdale, Ontario.

presence of suspect hazardous materials and environmental concerns associated with the site, storage tanks (above and below ground), stained soils or stressed vegetation.

Selected photographs taken during the site visit are presented in Appendix B. The review and photography of adjacent properties was limited to what was visible from public areas or from the subject property.

4.0 HISTORICAL INFORMATION

The results of the historical search and records review are summarized as follows:

City Hall

City Hall records indicated that in 1962, municipal sanitary sewer, storm sewer, and water services were connected to the subject site. In July 2005, a permit was issued for the demolition of the former commercial buildings located on the subject site. The subject site is currently zoned as "Commercial" (C-2).

British Columbia Assessment Authority

BC Assessment Authority records indicated that the total area of the property is approximately 561.04 m². In 1930, the former buildings were constructed on the site.

Terasen Gas (formerly BC Gas)

During the site reconnaissance, no natural gas meter was observed to be present on the site.

Ministry of Environment (MOE)

The Internet database search of the Water Management Division of MOE indicated that no domestic water wells are located within 1.5 km radius of the subject site. The results of the MOE water well search are attached in Appendix C.

The potable drinking water supply for the subject building and the City of Vancouver residents neighbouring the subject site is piped from the Capilano Reservoir⁵. The groundwater within 1.5 km radius of the subject site, in the City of Vancouver, is not used for drinking purposes.

Fire Insurance Maps

The review of fire insurance maps is summarized below:

January 1930

The fire insurance map from 1930 showed that the subject site was a vacant lot. No underground or aboveground storage tanks were shown to be present on the site. To the north of the site was a vacant lot. To the south of the site were various retail stores, including a cobbler, hay and feed store, and drug store. To the east of the site, across Kingsway, were two stores and a vacant lot. To the west of the site, across a back alley, was a vacant lot.

⁵ Engineering Department, City of Vancouver, British Columbia.

December 1956

The fire insurance map from 1956 showed that two adjacent buildings were present on the eastern portion of the subject site. No underground or aboveground storage tanks were shown to be present on the site. The southernmost building was comprised of two stores. The northernmost building had two levels. A store was located on the first level and a dwelling on the second level. To the north of the site was a store, followed by a plumber, then more stores with apartments on their second level. To the south of the site were stores. To the east of the site, across Kingsway, were stores. To the west of the site, across a back alley, were single-family dwellings.

Aerial Photographs

The review of the aerial photographs is summarized below:

Table 1: Review of Aerial Photographs

Year	Subject Site	Surrounding Properties			
		North	South	East	West
1949, 1954, 1963, 1974, 1979, 1984, 1991, 1997, 2004	A building (possibly commercial) was present on the east portion of the subject site. Vehicles were present on the west portion of the site.	The properties to the north appeared to be in their current configuration, with buildings (possibly commercial) present.	The properties to the south appeared to be in their current configuration, with buildings (possibly commercial) present.	The properties to the east, across Kingsway, appeared to be in their current configuration, with buildings (possibly commercial) present.	The properties to the west appeared to be in their current configuration, with buildings (possibly residential) present.

Historical Land Titles

Land titles search revealed that the history of site ownership was as follows:

Table 2: History of Ownership

OWNER	PERIOD
Lot 5, Block 13, District Lot 301, Plan 187	
s.22(1)	2001 to Present
Various Individuals	1912 to 2001

Copies of the historical land titles are attached in Appendix D of this report.

City Directories

The City Directories listings for the subject site and surrounding properties were as follows:

Table 3: History of Site Listings

OCCUPANT	PERIOD
1350 Kingsway	
No Listings	1920, 1925
Meat Market, Private Residence	1930, 1931, 1932
Florist, Beauty Salon, Barber, Bakery, Private Residence	1935
Florist, Bakery, Private Residence	1940, 1945
Pharmacy, Beauty Salon, Bakery, Private Residence	1951
The Candy Box, Beauty Salon, Bakery, Private Residence	1955, 1960
Restaurant, Beauty Salon, Bakery, Private Residence	1965
Television Repair Shop, Barber, Bakery	1970
Office, Barber, Restaurant	1975, 1980,
Deli, Restaurant, Additional Space for Supermarket	1985, 1990
Restaurant, Convenience Store	2001

North

From 1920 to 2001, a bank, a barber, a hardware store, a sheet metal shop, a supermarket, a beauty salon, a coin-operated laundromat, and a restaurant were located to the north of the site on Kingsway. The activities on these properties are unlikely to have impacted the subject site.

South

From 1920 to 2001, a bakery, a supermarket, a shoe store, and a restaurant were located to the south of the site on Kingsway. From 1951 to 2001, private residences were located to the south of the site and across a back alley on East 23rd Avenue. The activities on these properties are unlikely to have impacted the subject site.

East

From 1920 to 2001, various retail stores were located to the east of the site across Kingsway. These included a furniture store, cafe, a refrigeration company, a diving equipment supplier, and a dentist. The activities on these properties are unlikely to have impacted the subject site.

West

From 1920 to 2001, private residences were located on Clark Drive. The activities on these properties are unlikely to have impacted the subject site.

Interviews

Levelton understands from s.22(1) that no aboveground storage tank or underground storage tanks were present at the site. The subject site has been vacant since 2005 when the previous supermarket building burned down.

5.0 SITE GEOLOGY, GROUNDWATER, AND PRECIPITATION

The surficial sediments in the vicinity of the site, as identified by the Geological Survey of Canada⁶, are Vashon Drift and Capilano Sediments. These sediments are comprised of glacial drift including lodgement and minor flow till lenses and interbeds of substratified glaciofluvial sand and gravel and lenses and interbeds of glaciolacustrine laminated stony silt up to 25 m thick. Bedrock is within 10 metres or less below the surface.

Based on the general topography and hydrogeology of the area, Levelton anticipates that the groundwater flows to the east.

The potable drinking water supply for the subject building and the City of Vancouver residents neighbouring the subject site is piped from the Capilano Reservoir⁷. The Internet database search of the Water Management Division of MOE indicated that no domestic water wells are located within 1.5 km radius of the subject site. Therefore, the groundwater within 1.5 km radius of the subject site, in the City of Vancouver, is not used for drinking purposes.

According to Environment Canada Canadian Climate Normals⁸, the subject site is approximately 3.0 kilometres east of the nearest climate station of "Vancouver City Hall". The mean annual rainfall for this climate station is 1,239.3 mm, and the mean annual snowfall is 46.5 cm. Precipitation at the subject site infiltrates locally into the ground surface of unpaved areas. Road-side catch-basins are located along the west curb-side of Kingsway and the back alley to the west of the site.

6.0 STAGE 1 PSI FINDINGS

6.1 AIR AND WATER DISCHARGES

At the time of the walk-through review, no air discharges were identified at the site.

At the time of the walk-through review, water discharge at the site was limited to surface run-off water. Surface runoff water in the unpaved/vegetated areas of the site infiltrates locally into the ground surface and/or flows into the nearest roadside catch-basin located along the west curb-side of Kingsway and the back alley to the west of the site.

⁶ Surficial Geology of Vancouver, British Columbia; Map No. 1486A; Printed 1980; Geological Survey of Canada; Ottawa, Ontario.

⁷ Engineering Department, City of Vancouver, British Columbia.

⁸ Environment Canada. Canadian Climate Normals 1971-2000. 25 February 2004.
http://www.climate.weatheroffice.ec.gc.ca/climate_normals/results_e.html

6.2 FLOOD ZONE POTENTIAL

The MOE and Fraser Basin Council map "Floodplain of the Lower Fraser River, Flood Hazards (copyright 2002)" indicated that the subject site is not present within the 100 years and 200 years flood zones. Therefore, the subject site is considered not to have flood potential from major off-site water bodies.

6.3 WATER WELL, SEPTIC TANK AND DRAINAGE FIELD

No evidence of a domestic water well, a septic tank, or an associated drainage field was observed on the site during the walk-through review.

Historical search indicated that the former buildings were constructed in 1930. Since 1930, a residential dwelling and various retail businesses were located on the subject site. City Hall records indicated that in 1962, municipal water, storm, and sewer services were connected to the subject site. In 2005, the former commercial buildings were demolished. Therefore, it is possible that a water well, septic tank, and an associated drainage field were used on the site in the past.

Levelton recommends that if a septic tank and an associated drainage field are found during the excavation for site redevelopment, it should be removed in accordance with the requirements of the Fraser Valley Health Authority.

Levelton recommends that if a water well is found during the excavation for site redevelopment, the water well should be decommissioned under the supervision of a qualified professional in accordance with the requirements of the British Columbia Groundwater Protection Regulation (November 2005).

6.4 ABOVEGROUND AND UNDERGROUND STORAGE TANKS

No evidence of underground storage tanks (USTs) and no aboveground storage tanks (ASTs) were observed on the site during the walk-through inspection.

Historical search indicated that the former buildings were constructed in 1930. Since 1930, a residential dwelling and various retail businesses were located on the subject site. City Hall records indicated that in 1962, municipal water, storm, and sewer services were connected to the subject site. In 2005, the former commercial buildings were demolished. No records were available to indicate when natural gas was connected to the site. Therefore, it is possible that an AST or a UST was used for the storage of heating fuel on the site in the past.

Levelton recommends that if a UST is found during the excavation for site redevelopment, it should be removed as required by Section 4.10 of the British Columbia Fire Code (1992), under the guidance of an environmental consultant.

6.5 ASBESTOS-CONTAINING MATERIALS

Asbestos in the workplace is defined as a Designated Substance under the Occupational Health and Safety Regulation⁹ (OHSR). The OHSR governs the safe handling of asbestos-containing materials (ACMs) in the workplace. This regulation requires owners to notify work persons of the presence of friable ACMs once their presence has been confirmed. OHSR also requires the implementation of an Asbestos Management Plan until all ACMs have been removed from the building. ACMs were discontinued from use in Canada in the late 1970s/early 1980s, although non-friable asbestos is still found in many more recent buildings.

At the time of the walk-through review, no ACMs were observed to be present at the site.

6.6 CHEMICAL STORAGE AND HANDLING

At the time of the walk-through review, no chemicals were observed to be stored or handled at the site.

6.7 HAZARDOUS WASTES

At the time of the walk-through review, no hazardous waste was observed to be generated at the site.

6.8 NON-HAZARDOUS WASTES

At the time of walk-through review, trash was present on the site. The trash included a microwave, cardboard, paper, plastic bottles, glass bottles, and broken concrete.

6.9 OZONE DEPLETING SUBSTANCES

An ozone-depleting substance ("ODS") refers to any substance containing chlorofluorocarbon ("CFC"), hydrochlorofluorocarbon ("HCFC"), halon or any other material capable of destroying ozone in the atmosphere. ODSs have been used in rigid polyurethane foam and insulation, laminates, aerosols, air conditioners, fire extinguishers, cleaning solvents and the sterilization of medical equipment. Federal regulations introduced in 1995 required the elimination of production and import of CFCs by 1 January 1996 (subject to certain essential uses) and a freeze on the production and import of HCFC-22 by 1 January 1996. These regulations also require the complete elimination of HCFC-22 by the year 2020.

At the time of walk-through review, no ODS-containing equipment was observed to be present on the site.

6.10 POLYCHLORINATED BIPHENYLS

In Canada, polychlorinated biphenyls ("PCBs") were prohibited from being used in products, equipment, machinery, electrical transformers and capacitors, which were manufactured or

⁹

Sections 6.1 – 6.32; Occupational Health and Safety Regulation; BC Regulation 296/97; Effective 15 April 1998; Workers' Compensation Board of British Columbia; Richmond, British Columbia.

imported into the country after July 1, 1980. However, older equipment in use after this date may still contain PCBs if the equipment's fluid has not been changed, or if there was sufficient inventory of such equipment.

At the time of walk-through inspection, Levelton observed a pole-mounted transformer on the city property to the southwest of the subject site. The transformer appeared to be in good condition and had a green sticker indicating that it does not contain PCBs.

6.11 RADON AND METHANE GAS

Radon

Radon is a colourless, odourless gas that occurs naturally from the breakdown of uranium. Radon can be found where soils and rocks contain uranium mineral. In open air or in areas with high air circulation, radon is not considered a health problem. However, in confined spaces (such as basements or underground structures), radon can concentrate and become a health hazard. Bedrock and soil in the area are known for having low radon gas-generating potential.

The Ministry of Health¹⁰ has completed a regional study of radon in homes in British Columbia. The results of the study indicated that radon is not a concern in the Lower Mainland and Coastal Region of British Columbia. Concern with respect to radon geographically starts in areas east of Hope, British Columbia (especially the Okanagan Valley and West Kootenays).

Levelton does not expect radon gas to be an environmental issue at the site.

Methane Gas

During the walk-through review, Levelton did not observe any indications of any deleterious fill materials or methane gas odours present at the site. Levelton does not expect methane gas to be an environmental issue at the site.

6.12 SOILS AND FILLS

Based on observations made at the time of the walk-through review, Levelton does not expect questionable fill material to be present at the site. The site is generally graded with the surrounding properties. There were no records available to Levelton to suggest that questionable fill material was placed on the subject site in the past.

6.13 SURROUNDING PROPERTIES

To the north of the site is a vacant lot (1344 Kingsway), followed by restaurants and a video store. To the south of the site is a frozen food store (1364 Kingsway), grocery store and appliance store. To the east of the site, across Kingsway, are various retail stores. To the west of the site, across a back alley, are single-family dwellings.

The nearest water body is Trout Lake, located approximately 1.15 km to the northeast of the site. The surrounding land use is shown on Figure 3 in Appendix A.

¹⁰

Memorandum; Dated 8 December 1992; Mr. Brian Phillips, Director, Radiation Protection Services Branch; Ministry of Health; Burnaby, British Columbia.

A file search of the site and surrounding properties located within a radius of 0.5 km was conducted of the Site Registry maintained by MOE, via BC Online. The result of the search indicated that three (3) registered properties were present within 0.5 km radius of the site. The listed properties are as follows.

Table 4: Result of the BC Online Site Registry Search

Site ID	Site Address	Approximate Distance Relative to the Subject Site	Location Relative to the Subject Site	Possible Impact to Subject Site
0353	1526 Kingsway, Vancouver, BC	385 m (southeast)	Up-gradient	Low
0729	1401/1402 To 1436 Kingsway & 4050 Knight Street, Vancouver, BC	200 m (southeast)	Cross-gradient	Low
1283	1445, 1447, 1459 Kingsway, Vancouver, BC	190 m (east)	Up-gradient	Low

Based on the distance and/or gradient of these listed properties, the possibility of an impact to the subject site, from the activities on these properties, is considered to be low.

A copy of the site registry search results is presented in Appendix E. The site registry search results are present on Figure 4 in Appendix A. A property listed in the Site Registry does not necessarily imply that the property is contaminated.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Historical search indicated that the former buildings were constructed in 1930. Since 1930, a residential dwelling and various retail businesses were located on the subject site. In 2005, the former commercial buildings were demolished. At the time of the walk-through review, the subject site was vacant.

Based on the findings of the Stage 1 PSI, the likelihood of soil and groundwater contamination at the site is considered to be low. Therefore no further investigation is warranted at this time.

8.0 PROFESSIONAL STATEMENT

As required under Part 16, Section 63 of the Environmental Management Act, Contaminated Sites Regulations (CSR, BC Reg. 375/96 including amendments up to BC Reg. 239/2007), Levelton confirms that:

- the site investigation report has been prepared in accordance with requirements of the Act and the regulation; and
- the person(s) signing this report has (have) demonstrable experience in conducting investigations of this type and are familiar with the investigation completed at the Site.

9.0 CLOSURE

No environmental site assessment or investigation can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a site. Performance of a standardized preliminary site investigation protocol is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the site, given reasonable limits of time and cost.


This report has been prepared by Levelton Consultants Ltd. (Levelton) exclusively for s.22(1) and is intended to provide an assessment of the potential for the presence of contamination on site. Levelton acknowledges that the Ministry of Environment may rely upon the information presented in this report. The conclusions made in this report reflect Levelton's best judgement in light of the information available at the time of preparation. No other warranty, expressed or implied, is made. Any use which a third party makes of this report, or any reliance on or decisions to be made or actions based on it, are the responsibility of such third parties. Levelton accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this report. The standard limitations of this report are specified in Appendix F.

Respectfully submitted,

Levelton Consultants Ltd.


Prepared By:

Per.


Aaron Enquist, B.Sc.
Environmental Scientist

Reviewed By:

Per.


Umaprast Narang, P.Eng.
Manager, Site Assessment / Remediation
13/5/2008

Re: 1350 Kingsway
From Scott Kennedy / Cornerstone Architecture
604 253 8800

ext
302

I CONTACT IDENTIFICATION

A. Name of Site Owner:

Last s.22(1) First s.22(1) Middle Initial(s) _____ (and/or, if applicable)
Company GA DEVELOPMENT CORP
Owner's Civic Address s.22(1)
City SURREY BC Province/State V3S 9Z3
Country _____ Postal Code/ZIP _____

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

Last KENNEDY First SCOTT Middle Initial(s) M (and/or, if applicable)
Company CORNERSTONE ARCHITECTURE

C. Person to Contact Regarding the Site Profile:

Last KENNEDY First SCOTT Middle Initial(s) M (and/or, if applicable)
Company CORNERSTONE ARCHITECTURE
Mailing Address (AS ABOVE) #408 611 ALEXANDER ST
City VANCOUVER Province/State BC
Country CANADA Postal Code/ZIP V6A 1E1
Telephone (604) 253-8800 Fax (604) 253-8133

II SITE IDENTIFICATION

Please attach a site location map

All Property

Coordinates (using the North American Datum 1983 convention) for the centre of the site:
Latitude: Degrees 49 Minutes 15 Seconds 0155 N
Longitude: Degrees 123 Minutes 04 Seconds 3817 W

Please attach a map of appropriate scale showing the boundaries of the site.

For Legally Titled, Registered Property

Site Street Address (if applicable) 1350 KINGSWAY
City VANCOUVER BC Postal Code V

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

<u>PID</u>	<u>Legal Description</u>
	LOT 5 Block 13 Df 301 G.P.I. NWD PLAN 187

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

For Untitled Crown Land

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: _____
(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>

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, spillage 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 from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?		✓

VII TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL			
	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 other than storage tanks for compressed gases?		✓
B.	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?		✓
VIII HAZARDOUS WASTES OR HAZARDOUS 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.	PCB-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> <p>RELYING ON LEVELON REPORT (ATTACHED)</p>			

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.


APR 8/09
 Signature of person completing site profile Date completed: (YY-MM-DD)

XII OFFICIAL USE

Local Government Authority

Reason for submission *(Please check one or more of the following)* Soil removal
 Subdivision application Zoning application Development permit Variance permit Demolition permit

Date received: May 5/09	<u>Local Government contact:</u> Name <u>David Robertson</u> Agency <u>COU EP Branch</u> Address _____ Telephone _____ Fax _____	Date submitted to Site Registrar: filed in Domino	Date forwarded to Director of Waste Management:
--------------------------------	--	---	---

Director of Waste Management

Reason for submission *(Please check one or more of the following)*
 Under Order Site decommissioning Foreclosure

Date received:	<u>Assessed by:</u> Name _____ Region _____ Telephone _____ Fax _____ If site profile entered, SITE ID # _____	Investigation Required? YES NO	Decision date:
----------------	--	---------------------------------------	----------------

Site Registrar

Date received:	<u>Entered onto Site Registry by:</u>	SITE ID #:	Entry date:
----------------	---------------------------------------	------------	-------------



HAZARDOUS MATERIALS REPORT FORM

BUILDING PERMIT: B4433350
DATE ISSUED: 22/08/05
(dd/mm/yy)

LEGAL DESCRIPTION: LOT 5 BLK 13 DL 301 PLAN 187
ADDRESS: 1352-1358 KINGSWAY

BUILDING TYPE: SINGLE FAMILY MULTIPLE FAMILY COMMERCIAL
INSTITUTIONAL INDUSTRIAL

DATE OF DEMOLITION/DECONSTRUCTION: Aug 19 - 31

APPLICANT
NAME: CROMWELL RESTORATIONS
ADDRESS: 2625 SKEENA ST.
VANCOUVER BC. VSM 4T1
TEL: 604-432-1623 FAX: 604-437-2451 BUSINESS LICENSE #: 19961

DEMOLITION CONTRACTOR / ENVIRONMENTAL CONSULTANT
NAME: ACTES ENVIRONMENTAL
ADDRESS: 1361 WELCH ST.
NORTH VANCOUVER BC V1P 3G9
TEL: _____ FAX: _____ BUSINESS LICENSE #: _____

HAZARDOUS MATERIALS

	PRESENT	NOT PRESENT	REMOVED	TYPE AND LOCATION
ASBESTOS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>1358 Kingsway</u>
DRYWALL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>SEE ATTACHED.</u>
UNDERGROUND STORAGE TANKS	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Has a consultant's report been attached?	Yes <input checked="" type="checkbox"/>	No <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.

CERTIFICATION

To be completed by the Demolition Contractor, Environmental Consultant or General Contractor.

I, WILLIAM COOK, 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 based on a visual inspection.

Signature: [Signature]

Date: AUG. 19 / 05

Position: PRESIDENT



Environmental Consulting &
Occupational Hygiene Services

4 August 2005

Pacific Project: 5611-L48

ACTES Environmental

1631 Welch Street
North Vancouver, BC
V7P 3G9

Attention: Andrew Howard

Reference: Bulk Material Identification Report

Dear Mr. Howard:

Please find enclosed our laboratory's results for the five (5) RUSH bulk samples that were submitted to our office for identification on August 4, 2005.

Sample examination was conducted in accordance with the WCB 205 analytical method using polarized light microscopy and dispersion staining techniques. The detection limit of this method is listed as <1%.

This test report relates only to items tested and any extrapolation by the client of these results is the responsibility of the client. Samples are disposed of after three months, unless we are instructed otherwise.

If further clarification is required, please call our office. Thank-you for having Pacific Environmental Consulting & Occupational Hygiene Services perform this analysis for you.

Sincerely,

A handwritten signature in cursive script that reads "Harvey Wong".

Pacific Environmental Consulting & Occupational Hygiene Services
Harvey Wong, ASCT, ROHT, Sr. Technologist



Environmental Consulting &
Occupational Hygiene Services

3 August 2005

Pacific Project: 5811-L47

ACTES Environmental
1631 Welch Street
North Vancouver, BC
V7P 3G9

Attention: Andrew Howard

Reference: Bulk Material Identification Report

Dear Mr. Howard:

Please find enclosed our laboratory's results for the ⁷ 1 bulk samples that were submitted to our office for identification on August 3, 2005.

Sample examination was conducted in accordance with the WCB 205 analytical method using polarized light microscopy and dispersion staining techniques. The detection limit of this method is listed as <1%.

This test report relates only to items tested and any extrapolation by the client of these results is the responsibility of the client. Samples are disposed of after three months, unless we are instructed otherwise.

If further clarification is required, please call our office. Thank-you for having Pacific Environmental Consulting & Occupational Hygiene Services perform this analysis for you.

Sincerely,

A handwritten signature in cursive script that reads "Harvey Wong".

Pacific Environmental Consulting & Occupational Hygiene Services
Harvey Wong, ASCT, ROHT, Sr. Technologist

Asbestos Bulk Sample Screen Results

Project Number: 5611

Client Name: ACTES Environmental - Misc Bulks For 2005

NO.	DATE	SAMPLE INFORMATION			MATERIAL TYPE	ASBESTOS PRESENT*
306	08-Aug-2005	Kingsway Ave, Bby	Produce Store	Sample I	Exterior Stucco	No
307	08-Aug-2005	Kingsway Ave, Bby	Produce Store	Sample II	Drywall & Tape Compound	No
308	08-Aug-2005	Kingsway Ave, Bby	Produce Store	Sample III	Floor Tile	No
309	08-Aug-2005	Kingsway Ave, Bby	Produce Store	Sample IV	Exterior Stucco & Paint	No

Total Number of Samples: 4

* No = None Detected or <1% Asbestos present in the sample.

Report printed on 09-Aug-2005

Page 1 of 1

Asbestos Bulk Sample Screen Results

Project Number: 5611
 Client Name: ACTES Environmental - Misc Bulks For 2005

NO.	DATE	SAMPLE INFORMATION			MATERIAL TYPE	ASBESTOS PRESENT*
292	04-Aug-2005	1354 Kingsway Ave.	Cheung Hing Foods	Sample I	Kitchen (West Wall)	No
293	04-Aug-2005	1354 Kingsway Ave.	Cheung Hing Foods	Sample II	Front - West Wall	No
294	04-Aug-2005	1354 Kingsway Ave.	Cheung Hing Foods	Sample III	Rear Bathroom Wall	No
295	04-Aug-2005	1354 Kingsway Ave.	Cheung Hing Foods	Sample IV	East Wall	No

Total Number of Samples: 4

* No = None Detected or <1% Asbestos present in the sample.



Asbestos Bulk Sample Screen Results

Project Number: 5611

Client Name: ACTES Environmental - Misc Bulks For 2005

NO. DATE SAMPLE INFORMATION

NO.	DATE	SAMPLE INFORMATION	ASBESTOS PRESENT
291	04-Aug-2005	1358 Kingway Sample 1 West Wall	No

MATERIAL TYPE

Drywall & Tape Compound

ASBESTOS PRESENT

No

Total Number of Samples: 1

* No = None Detected or <1% Asbestos present in the sample.

Report printed on 04-Aug-2005
Page 1 of 1



Asbestos Bulk Sample Screen Results

Project Number: 5611

Client Name: ACTES Environmental - Misc Bulks For 2005

NO. DATE SAMPLE INFORMATION

NO.	DATE	SAMPLE INFORMATION	ASBESTOS PRESENT*
274	03-Aug-2005	1354 Kingeaway Pho So I Restaurant Sample I	Drywall & Tape Compound Chrysotile (1-10%) Yes
275	03-Aug-2005	1354 Kingeaway Pho So I Restaurant Sample II	Floor Tile No
276	03-Aug-2005	1354 Kingeaway Pho So I Restaurant Sample III	Drywall & Tape Compound Chrysotile (1-10%) Yes
277	03-Aug-2005	Kingeaway Loto Sample I Bathroom	Floor Tile No
278	03-Aug-2005	Kingeaway Loto Sample II	Drywall & Tape Compound No
279	03-Aug-2005	Kingeaway Loto Sample III Rear	Floor Tile Chrysotile (1-10%) Yes
280	03-Aug-2005	Kingeaway Loto Sample IV Front Area Below Existing	Floor Tile Chrysotile (1-10%) Yes

Total Number of Samples: 7

* No = None Detected or <1% Asbestos present in the sample.

