

File No.: 04-1000-20-2017-511

December 21, 2017

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 December 13, 2017 for:

Records regarding the following district fire service records and/or environmental information for site located at 2001 Kingsway Avenue, Vancouver, BC from January 1, 1992 to December 13, 2017:

1. Studies and environmental reports;
2. Records of visits;
3. Notices of violation, claim, suit or corrective action of an environmental nature;
4. Certificates of authorization or permits issued by the municipality of an environmental nature; and
5. Notice(s) of non-compliance or an environmental failure.

All responsive records are attached.

Please note: some information in the records has been marked as 'Not responsive' because the records refer to a different address and therefore do not pertain to 2001 Kingsway.

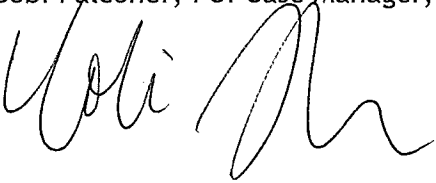
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, 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 (#04-1000-20-2017-511); 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

A handwritten signature in black ink, appearing to read 'Cobi Falconer', written in a cursive style.

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

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604.873.7999
Fax: 604.873.7419

Encl.

:ma

Bu 421390

Contractor's Material and Test Certificate for Private Fire Service Mains

PROCEDURE
 Upon completion of work, inspection and tests shall be made by the contractor's representative and witnessed by an owner's representative. All defects shall be corrected and system left in service before contractor's personnel finally leave the job.
 A certificate shall be filled out and signed by both representatives. Copies shall be prepared for approving authorities, owners, and contractor. It is understood the owner's representative's signature in no way prejudices any claim against contractor for faulty material, poor workmanship, or failure to comply with approving authority's requirements or local ordinances.

PROPERTY NAME IMPERIAL OIL DATE JUNE 25/02
 PROPERTY ADDRESS 2001 KINGSWAY VANCOUVER

ACCEPTED BY APPROVING AUTHORITIES (NAMES) CITY OF VANCOUVER
 ADDRESS YUKON ST, VANCOUVER

PLANS
 INSTALLATION CONFORMS TO ACCEPTED PLANS YES NO
 EQUIPMENT USED IS APPROVED IF NO, STATE DEVIATIONS YES NO

INSTRUCTIONS
 HAS PERSON IN CHARGE OF FIRE EQUIPMENT BEEN INSTRUCTED AS TO LOCATION OF CONTROL VALVES AND CARE AND MAINTENANCE OF THIS NEW EQUIPMENT? YES NO
 IF NO, EXPLAIN
 HAVE COPIES OF APPROPRIATE INSTRUCTIONS AND CARE AND MAINTENANCE CHARTS BEEN LEFT ON PREMISES? YES NO
 IF NO, EXPLAIN

LOCATION
 SUPPLIES BUILDINGS

PIPES AND JOINTS
 PIPE TYPES AND CLASS P.I.C. C900 TYPE JOINT BALL & SOCKET
 PIPE CONFORMS TO STANDARD YES NO
 FITTINGS CONFORM TO STANDARD YES NO
 IF NO, EXPLAIN
 BURIED JOINTS NEEDING ANCHORAGE CLAMPED, STRAPPED, OR BLOCKED IN ACCORDANCE WITH STANDARD YES NO
 IF NO, EXPLAIN

TEST DESCRIPTION
 FLUSHING: Flow the required rate until water is clear as indicated by no collection of foreign material in burlap bags at outlets such as hydrants and blow-offs. Flush at flows not less than 300 GPM (1476 L/min) for 4-inch pipe, 610 GPM (2309 L/min) for 5-inch pipe, 860 GPM (3381 L/min) for 6-inch pipe, 1500 GPM (5605 L/min) for 8-inch pipe, 2640 GPM (9235 L/min) for 10-inch pipe, and 3620 GPM (13323 L/min) for 12-inch pipe. When supply cannot produce stipulated flow rates, obtain maximum available.
 HYDROSTATIC: Hydrostatic tests shall be made at not less than 200 psi (13.8 bars) for two hours or 80 psi (3.4 bars) above static pressure in excess of 150 psi (10.3 bars) for two hours.
 LEAKAGE: New pipe laid with rubber gasketed joints shall, if the workmanship is satisfactory, have little or no leakage at the joints. The amount of leakage at the joints shall not exceed 2 gals. per hr. (1.39 L/h) per 100 joints irrespective of pipe diameter. The amount of allowable leakage specified above may be increased by 1/2 oz per in. valve diameter per hr. (30 mL/25 mmh) for each metal seated valve isolating the test section. If dry barrel hydrants are tested with the main valve open, so the hydrants are under pressure, an additional 5 oz per minute (150 mL/min) leakage is permitted for each hydrant.

FLUSHING TESTS
 NEW PIPING FLUSHED ACCORDING TO STANDARD YES NO
 BY (COMPANY) SONNY'S EXCAVATING LTD
 IF NO, EXPLAIN
 HOW FLUSHING FLOW WAS OBTAINED THROUGH WHAT TYPE OPENING
 PUBLIC WATER TANK OR RESERVOIR FIRE PUMP HYDRANT BUTT OPEN PIPE
 LEAD-INS FLUSHED ACCORDING TO STANDARD YES NO
 BY (COMPANY)
 IF NO, EXPLAIN
 HOW FLUSHING FLOW WAS OBTAINED THROUGH WHAT TYPE OPENING
 PUBLIC WATER TANK OR RESERVOIR FIRE PUMP Y CONN TO RANGE OPEN PIPE

July 30 02:
 NOTED - FUE
 P. W. HEARD

[Handwritten signature]
 I hereby certify that the work done is in accordance with the requirements of the CP
 and that the work is not considered as approved
 unless countersigned by them.
 ALAN BROWN
 JUL 29 2002
 Date stamp

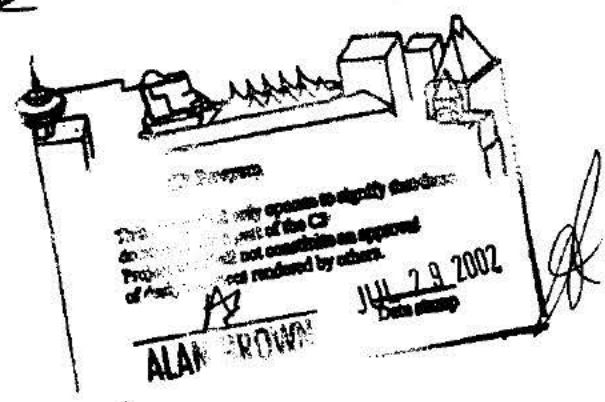
Bu 421 390

WESTERN KING CLEANING & INSPECTION

HYDROSTATIC TEST	ALL NEW PIPING HYDROSTATICALLY TESTED AT 200 PSI FOR 2 HOURS	BURIED JOINTS COVERED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
LEAKAGE TEST	TOTAL AMOUNT OF LEAKAGE MEASURED NIL GALS.	NO LEAKAGE ALLOWED FOR VISIBLE JOINTS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
HYDRANTS	ALLOWABLE LEAKAGE (BURIED) GALS. HOURS	NO LEAKAGE ALLOWED FOR VISIBLE JOINTS GALS. HOURS
CONTROL VALVES	NUMBER INSTALLED	TYPE AND MAKE
CONTROL VALVES	ALL OPERATE SATISFACTORILY <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
CONTROL VALVES	WATER CONTROL VALVES LEFT WIDE OPEN IF NO. STATE REASON <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
REMARKS	HOSE THREADS OF FIRE DEPARTMENT CONNECTIONS AND HYDRANTS INTERCHANGEABLE WITH THOSE OF FIRE DEPARTMENT ANSWERING ALARM <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
SIGNATURES	DATE LEFT IN SERVICE ADDITIONAL COMMENTS: JULY 24/02	
SIGNATURES	NAME OF INSTALLING CONTRACTOR SONNY'S EXCAVATING LTD	TESTS WITNESSED BY Doug Johnson
SIGNATURES	FOR PROPERTY OWNER (SIGNED) [Signature]	TITLE Real Estate Manager
SIGNATURES	FOR INSTALLING CONTRACTOR (SIGNED) [Signature]	TITLE PRESIDENT
SIGNATURES	DATE JULY 30/02	DATE JUNE 25/02
ADDITIONAL EXPLANATION AND NOTES		

July 30 02: HASTED - FIRE P. W. HASTED

SEAL VERIFIED



FILE

BU 421392

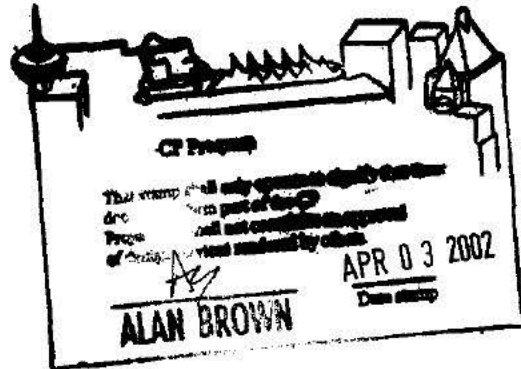
amec

13 February 2002

VG07391

Imperial Oil Limited
5945 Kathleen Ave.
Burnaby, BC
V5H 4J7

Attention: Ralph W. Kausen, P.Eng.
Senior Project Manager



Re: **Preliminary Geotechnical Recommendations for the ESSO Rebuild
ESSO Station at 2001 Kingsway, Vancouver, BC**

SEAL VERIFIED

1.0 INTRODUCTION

AMEC Earth & Environmental Limited (AMEC) carried out a geotechnical assessment to provide preliminary geotechnical recommendations for reconstruction of an ESSO station to be located at 2001 Kingsway Avenue near Victoria Street in Vancouver, B.C. As requested by Mr. Ralph Kausen of Imperial Oil Limited (IOL), the assessment was based on assumed subsurface conditions at the subject site. Thus, revisions to the preliminary recommendations provided herein may occur when actual subsurface conditions will be exposed during the construction period. Revisions to the recommendations may delay the construction period and/or result in additional construction cost. To reduce the risk of a construction delay due to possible revision of the recommendations, AMEC should be notified at the beginning of the construction to review the exposed subsurface conditions.

The proposed development will require installation of underground fuel storage tanks and construction of a retail accessory store, a pump canopy, lamp posts and a sign. The retail accessory store will consist of a single story building with a footprint area of approximately 134 m² located at the north end of the site. It is understood that final site grades will be similar to existing site grades. The proposed development is shown on the site plan attached as Figure 1.

The site is bounded by Kingsway to the south, Victoria Drive to the west, private properties (Tabernacle Baptist Church and McDonalds Restaurant) to the north and east, respectively. It is understood that the currently vacant site was previously occupied by an Esso gas station. This station was demolished and remediation (excavation and replacement) was carried out in the summer of 2001 by Hazco Environmental Services Ltd. Based on provided compaction test results, the excavation and replacement area comprised a significant portion of the site.

AMEC Earth & Environmental Limited
2227 Douglas Road, Burnaby, BC
Canada V5C 5A9
Tel +1 (604) 294-3811
Fax +1 (604) 294-4664
www.amec.com

The scope of work comprised an evaluation of the subject site's subsurface conditions based on information provided by IOL and results of investigations conducted in the vicinity of the site, and provision of preliminary geotechnical recommendations for the proposed development.

2.0 SOIL AND GROUNDWATER CONDITIONS

A site plan was provided by Mr. Ron Babke of Hazco showing the extent and approximate depth of the remediation works. The plan indicated that all of the proposed structures will be underlain by approximately 3 to 6 m of the recently placed fill. It is understood that the excavated material typically comprised existing fill, which was replaced by imported river sand fill. Compaction tests carried out by Surfex BC Ltd. indicated that the fill was typically compacted to 90 – 95% Modified Proctor maximum dry density (MPMDD).

Review of surficial geology map for the area indicated that the surficial native soils consist of Vashon Drift material, which typically comprises sand and gravel, stony silt and till-like soil. This description agrees well with encountered soil conditions on previous projects near the subject site.

Based on observations from construction of a basement located approximately 8 blocks northwest of the subject site a few years ago, it is anticipated that the groundwater table will be located well below the depth of excavation required for the underground tank installation. However, it is possible that perched water may be encountered above relatively impermeable soil deposits.

3.0 PRELIMINARY RECOMMENDATIONS

3.1 General

The subsurface conditions described in Section 2 indicate favorable foundation conditions for the proposed development with engineered granular fill over anticipated relatively incompressible till-like soils. Foundations could comprise conventional spread footings founded on the fill or till-like soils and slab-on-grade. The geotechnical engineer must review the actual subsurface conditions during the construction phase to confirm the assumed soil conditions.

3.2 Site Preparation

Any surficial vegetation should be removed and any organic soils should be stripped to expose an inorganic subgrade comprised of compact to dense sand fill or dense to very dense, native till-like soil. It is anticipated that less than 300 mm of stripping depth will be required.

If raising of existing site grades are required to achieve design site grades, structural fill comprised of well-graded sand and gravel or sand with less than 10% fines content should be placed in maximum 300 mm thick lifts. It is anticipated that excavated existing granular fill could be re-used as structural fill, which should be confirmed by the geotechnical engineer prior to placement. The structural fill should be compacted to at least 95% MPMDD.

Native till-like soils with significant fines content are moisture sensitive. If such soils are encountered during the site preparation, construction activity on these soils should be minimized

to avoid softening and disturbance of the soil surface. Softened material should be sub-excavated and substituted with structural fill placed and compacted as described above.

3.3 Temporary Excavations

It is anticipated that temporary excavations required for installation of underground fuel tanks and construction of canopy footings will be approximately 5 and 2 m deep, respectively. Based on the assumed subsurface conditions described in Section 2, the excavations will advance through compact sand fill and may terminate close to the surface of native soils. It is recommended that temporary cut slopes in the compact sand fill be sloped no steeper than 1.5H:1V, which should be confirmed by the geotechnical engineer during construction. Significant seepage or surcharge loads near the crest of the excavations may require flatter temporary slopes. Steeper slopes may be feasible if excavation in slots of adequate dimensions is carried out or a shoring system is constructed. All excavation work should be in conformance with the requirements of Workers' Compensation Board of BC.

Some perched water and seepage into excavations should be anticipated, which should be controllable using sumps and pumps.

3.4 Foundations

Footings for the proposed convenience store, the pump canopy and the corporate sign could be founded on existing fill, structural fill or native till-like soil. Considering the uncertainty of the subsurface conditions, it is recommended that the footings be designed conservatively for a maximum allowable bearing pressure of 100 kPa. It should be noted that this pressure may be modified when actual soil conditions are exposed during the construction phase. Minimum footing widths of 450 and 600 mm are recommended for strip and pad footings, respectively. All footings should be founded minimum 450 mm below final grade for frost protection.

For footings designed as outlined above, it is estimated that post-construction settlements will be less than 25 mm.

3.5 Slabs-on-Grade

The slab on grade for the retail store should be supported on a minimum of 150 mm of clean, free draining (less than 5% passing the #200 sieve) granular fill compacted to a minimum of 95% MPMDD.

3.6 Permanent Drainage

Provided the slab elevation of the proposed convenience store will be minimum 200 mm above adjacent grades, the surrounding area will be covered with relatively impermeable material sloping away from the building and the observed water level is minimum 2 m below the slab elevation, a perimeter drainage system is not required.

Otherwise, a perimeter drainage system should be constructed at the convenience store, which could comprise a 100 mm diameter perforated drain pipe surrounded by minimum 100 mm of drain rock wrapped in a geotextile to reduce migration of soil particles into the drainage system.

The perimeter drainage system should be designed to direct water by gravity flow to a permanent storm disposal system.

3.7 Pavement

For traffic consisting of primarily light vehicles and occasional fuel trucks, the following pavement structure is recommended above an assumed subgrade comprising compacted granular fill or native till-like soil:

75 mm	Asphaltic concrete
100 mm	20 mm minus crushed granular base course
200 mm	75 mm minus pitrun sand and gravel subbase course

The base and subbase courses should be compacted to minimum 95% MPMDD. Suitable gradations of the base and subbase course are provided in Master Municipal Construction Documents (MMCD).

3.8 Seismic Considerations

Based on a design earthquake (1:475 year) exerting a firm ground peak horizontal acceleration of 0.21 g, the assumed soil conditions are considered to be non-liquefiable.

In conformance with section 4.1.9.1 of the BC Building Code, the foundations should be designed for a foundation factor, F, of 1.0.

4.0 CLOSURE

Recommendations presented herein were based on assumed soil conditions and will require confirmation by a geotechnical engineer in order to be valid. Furthermore, recommendations presented herein may be invalid if an adequate level of review or inspection is not provided during construction.

This report has been prepared for the exclusive use of IOL and their appointed consultants for specific application to the subject site described within this letter. Any use which a third party makes of this letter, or any reliance on or decisions made based on it, are the responsibility of such third parties. AMEC accepts no responsibility for damages, suffered by any third party as a result of decisions made or actions based on this letter. It has been prepared in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.



Respectfully submitted,

AMEC Earth & Environmental Limited

Reviewed by:

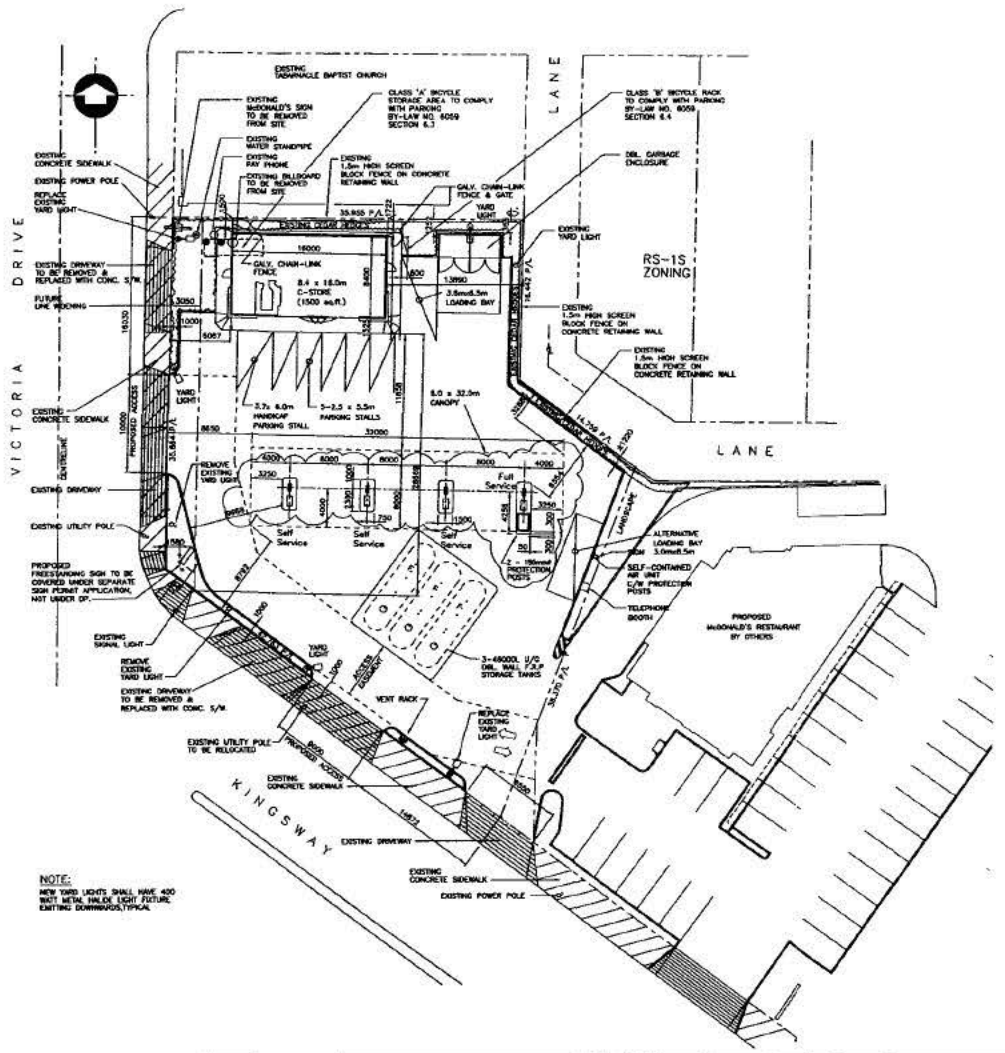
John C. Richmond, E.I.T, G.I.T.
Geotechnical Engineer

A.E. Dahlman, P.Eng.
Senior Geotechnical Engineer

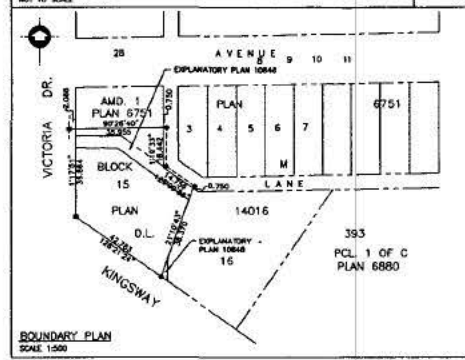


Henrik Kristiansen, P.Eng.
Geotechnical Project Manager

SEAL VERIFIED



NOTE:
NEW YARD LIGHTS SHALL HAVE 400
WATT METAL HALIDE LIGHT FIXTURE
EMITTING DOWNWARD-TYPICAL



LEGAL DESCRIPTION:
LOT 15, BLOCK M, DISTRICT LOT 343,
NEW WESTGATE DISTRICT,
PLAN 1491A

CMV ADDRESS:
2001 KINGSWAY
VANCOUVER, B.C.

ZONING:
CURRENT = C-2
PROPOSED = C-2

SITE STATISTICS:

EXISTING SITE AREA	= 2004.4 sq.m.
EXISTING BUILDING AREA	= 128.4 sq.m.
COVERAGE	= 10.4%
PROPOSED SITE AREA	= 2054.6 sq.m.
PROPOSED BUILDING AREA	= 134.4 sq.m.
COVERAGE	= 8.7%

BUILDING HEIGHT:

MAX. REQUIRED	= 12.2 m.
PROPOSED	= 4.5 m.

SETBACKS:

WEST FRONT YARD	REQUIRED = 0	PROPOSED = 0
NORTH SIDE YARD	REQUIRED = 0	PROPOSED = 1.50 m
SOUTH SIDE YARD	REQUIRED = 0	PROPOSED = 26.50 m
REAR YARD	REQUIRED = 3.1 m.	PROPOSED = 13.290 m

PARKING:

REQUIRED	= 2
PROVIDED	= 4

BICYCLE SPACE:

REQUIRED	= 1 CLASS 'X' SPACE
PROVIDED	= 1 CLASS 'W' SPACE

LANDSCAPING:

REQUIRED	= 2854.6 sq.m.
PROVIDED	= 28.54 sq.m.
REQUIRED	= 28.54 sq.m.

NOTE:
1. BASEPLAN PROVIDED BY BEESLEY ENGINEERING LTD.



AMEC Earth & Environmental Limited
2227 Douglas Road
Burnaby, B.C.
V5C 5A9
Tel. 294-3811
Fax. 294-4964

Client: **IMPERIAL OIL LIMITED**

DWN BY: YC
CHKD BY: HK
APP: -
SCALE: 1:500

SITE PLAN
ESSO STATION REBUILD
2001 KINGSWAY, VANCOUVER, BC

DATE: FEB. 2002
PROJECT NO: VG07391
REV. NO.:
FIGURE NO.:
FIGURE 1

City of Vancouver P 01 W2017-61 Page 0008



SNC-LAVALIN
Environment

SNC-Lavalin Inc.,
Environment Division
Fax: (604) 515-5150
8648 Commerce Court
Burnaby, British Columbia
Canada V5A 4N6

Telephone: (604) 515-5151

June 29, 2015

Project: 628625

City of Vancouver
Fire Prevention Office
Suite 306, 456 West Broadway
Vancouver, BC
V5Y 1R3

ATTENTION: City of Vancouver Fire Prevention Office

REFERENCE: Request for Record Search (Comfort Letter)

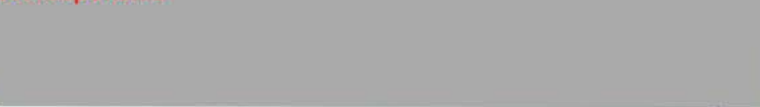
SNC-Lavalin Inc. (SNC-Lavalin), acting under the directive of Imperial Oil Ltd., requests a record search of the properties described below.

Site Locations:

Not responsive



Not responsive



2001 KINGSWAY AVE, VANCOUVER BC, V5N 2T2 ✓

Not responsive

07/27/15
10:00 AM

VANCOUVER FIRE & RESCUE SERVICES FIRE PREVENTION DIVISION	
TF	FH
	FPI: J. LAWROCK
	LETTER # 1
ENTERED BY: AUG. 4/15	
Receipt # R15479	

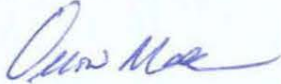
RECEIVED JUL 22 2015

We request that your files be reviewed for the following information; please provide details (with copies if possible) of the following:

- permits and any records related to, underground or above ground storage tanks;
- records of fires;
- records of inspections and results;
- any other information which may indicate an environmental concern (i.e., spills, the storage of flammable liquid products or wastes);
- details of any breach (or potential breach) of any law, code, rule, regulation, order notice, directive, license, authorization, consent, approval or similar concerning pollution or protection of the environment by the occupants of this site;
- any correspondence with environmental regulatory authorities; and
- Details of any complaint received regarding noise, smells, emissions, or other environmental matters.

We understand that searches are made at a cost of \$100 including tax per property. A cheque for \$1,200 (12 x \$100) is attached to this letter. We expect to receive a response within two weeks; however, should this not be possible please contact us. If you have any questions or comments regarding this request, please do not hesitate to contact the undersigned at 604-515-5151. Thank you for your assistance.

Orton Mak



cc. Janet Jeffery
cc. Jennifer Piquard

City of Vancouver



Fire Department

FIRE PREVENTION DIVISION: #201 - 456 West Broadway, Vancouver, B.C., Canada V5Y 1R3 Tel. (604) 873-7595 Fax (604) 873-7872

April 22, 1997

Morrow Environmental Consultants
8658 Commerce Court
Burnaby, B.C.
V5A 4N6

Attention: Allan Wong

Dear Sir/Madam:

Re: 2001 Kingsway, Vancouver, B.C.

A search of our files indicates that there are no orders outstanding as of this date.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

- (a) that neither the City nor the party signing below shall be liable for any damage or expense should, for any reason including negligence on the part of the City or the party signing below, the information be inaccurate, incomplete or misleading; and
- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.

I trust this is the information you require.

Yours truly,

W. J. Pye
Fire Prevention Inspector

**Smoke Alarms & Fire Sprinklers...
DON'T STAY HOME WITHOUT THEM!**

eye

1997 04 11

Project: V7-105

City of Vancouver Fire Department
201-456 West Broadway
VANCOUVER, BC
V5Y 1R3



ATTENTION: Fire Prevention Division

REFERENCE: Request for Record Search

Morrow Environmental Consultants Inc. (MECI), acting under the directive of Imperial Oil, requests a record search on the property described below. A map identifying the site location is attached for your reference.

Current Site Occupant: Imperial Oil
Site Civic Address: 2001 Kingsway, Vancouver, BC
Site Legal Description: PID 007-958-072
Lot 15 Block M District Lot 393 Plan 14016
Current Site Use: Service Station

We request that your files be reviewed for the following information:

- records of underground or above ground storage tanks (i.e. heating oil tanks);
- records of fires; and
- any other information which may indicate an environmental concern (i.e. spills, the storage of flammable liquid products or wastes).

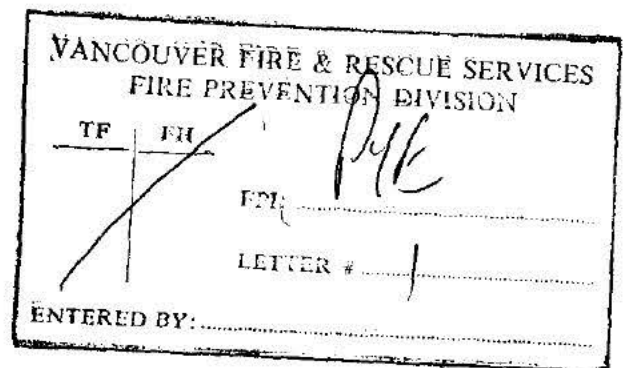
Please find enclosed a cheque in the amount of \$40. If you have any questions or comments regarding this request, please do not hesitate to contact the undersigned at (604) 415-0899 or Mr. Jason Oliver B.Sc. at (604) 420-9070. Thank you for your assistance.

AC

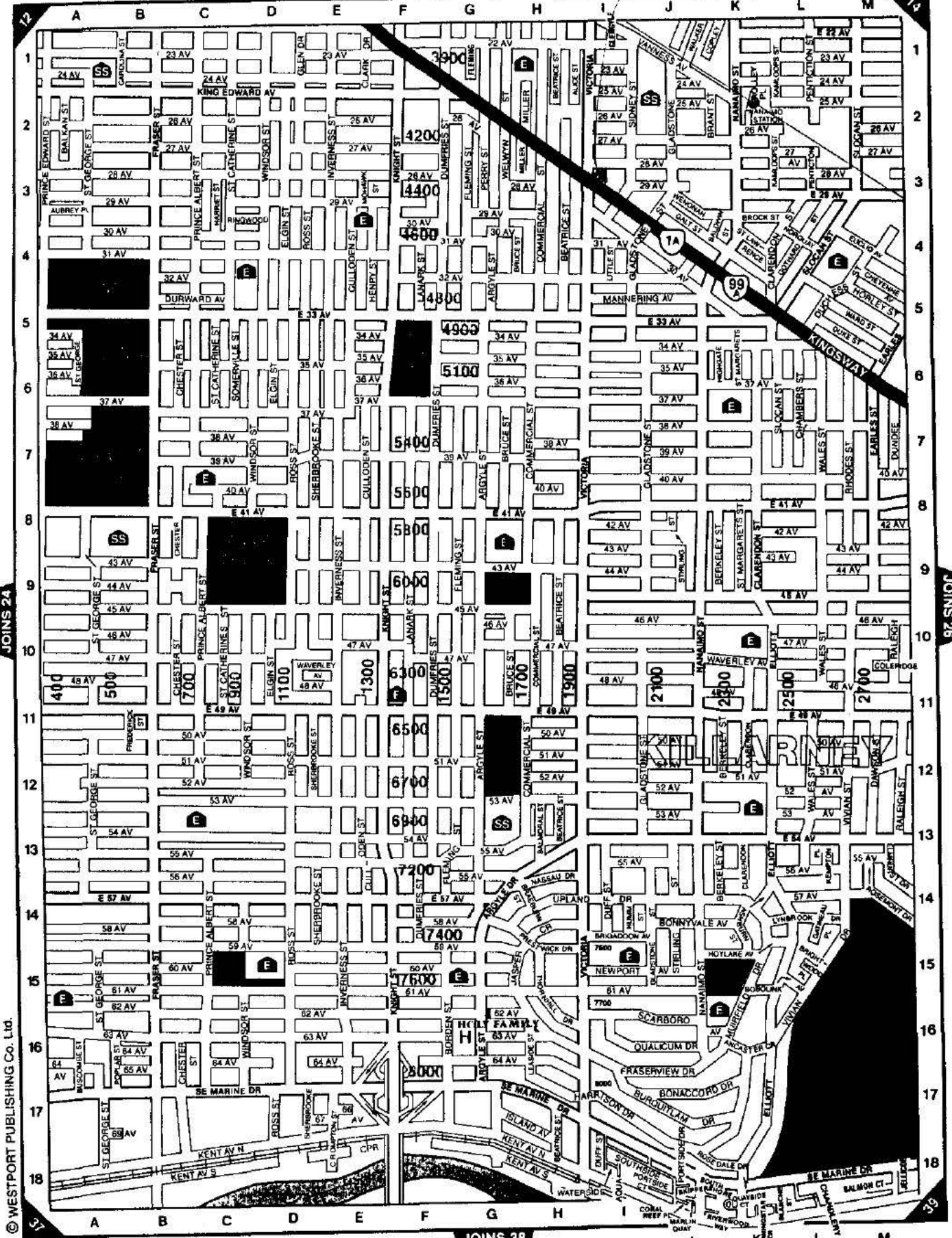
Allan Wong, B.Sc.

MORROW ENVIRONMENTAL CONSULTANTS INC.

ASW/pv
V7/V7103/L411/ASWA.DOC
enc.



Site 2001 Kingsway



2001 KINGSWAY

SP416063

FILE

Subject: RE: 2001 Kingsway New ESSO Station Bldg.

Date: Tue, 30 Apr 2002 12:15:32 -0700

From: "Ritchie, Ron" <ron_ritchie@city.vancouver.bc.ca>

To: 'Mike Comeau' <norcan_firecode@telus.net>

Mr. Comeau, I will contact Jeff Mitchel and let him know that the fire department is not concerned with the need to provide a fire pump. John Kamada and I both agree that your client should not be required to have a pump to assist with the water pressure.

-----Original Message-----

From: Mike Comeau [mailto:norcan_firecode@telus.net]

Sent: Monday, April 29, 2002 3:43 PM

To: frrr@xmail.city.vancouver.bc.ca

Subject: 2001 Kingsway New ESSO Station Bldg.

RECEIVED
MAY 02 2002
COMMUNITY SERVICES

Ron,

Hello, Dennis Evans asked me to apprise you of our dilemma.

At 2001 Kingsway an existing ESSO station was demolished is being replaced with a new building, underground tanks, pumps, etc... typical of a gas station. The City waterflow characteristics are as follows:

Maximum Static (Winter)	76 PSI NOT USED in Calculations
Minimum Static (Summer)	40 PSI (used in sprinkler hydraulic calculations)
Estimated residual in City Main	35 PSI At 1200 IGPM flowing (used in sprinkler hydraulic calculations)

The sprinkler hydraulic calculations require : 284 IGPM at 38 PSI

Hose stream allowances required are : 250 GPM

When we combine these underlined figures that is when the problem develops. We then need 542 IGPM at 45 PSI which the City water main cannot supply. In real terms then, in the event of a fire, the sprinklers will operate as intended but, once the fire department vehicle arrives, and connects, the pressure available to the sprinklers drop below that needed per NFPA 13 Standard. NFPA 13 requires that the pressure/ flowrate available be sufficient enough to allow the sprinkler to operate at NFPA 13 requirements AND have sufficient residual to supply the hose streams without sacrificing the sprinklers operation.

The problem is not quantity but a matter of available pressure at the site.

When considering this quite small mercantile building (convenience store), the 14 sprinkler heads shall have a fire department connection attached. The Fire Department (FD) truck can connect to the fire hydrant upon arrival and boost the pressure to up to 300 PSI via the on board pump and connect this pump to the FD connection on the building raising the pressure available to the sprinkler system by many many fold.

We recommend that the City consider allowing the owner to place a sign over the FD connection for the building, indicating the problem (wording to be approved by FD) and the local fire hall apprised of the water pressure problem there.

This is a Certified Professional Program project and the main City planchecker is Jeff Mitchel (604-871-6311), The Certified Professional is Alan Brown (at 604-525-5259). Both are aware of the problem. If you can help I thank you. My name & number is : Mike Comeau, P.Eng. 604-523-1230.

Thanks Again

Mike



July 28, 2015

SNC-Lavalin Inc.
8648 Commerce Court
Burnaby BC, V5A 4N6

Dear Sir/Madam:

Regarding:

Not responsive



2001 Kingsway Avenue

Not responsive

A search of our records (or inspection if required), was conducted by a Fire Inspector at the above-mentioned address on July 27, 2015. There were no violations noted at that time.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

- (a) that neither the City nor the party signing below shall be liable for any damage or expense should for any reason including negligence on the part of the City or the party signing below, the information be inaccurate, incomplete or misleading; and
- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.



****Please ensure that any future requests submitted to our office include contact name(s) and number(s) necessary for the Fire Inspector to gain access to the building if required. This can include the building owner, manager, and caretaker.**

If you require any additional written documentation, following a re-inspection with respect to any outstanding violations, there will be an additional fee charged of \$100.00 (plus GST).

If you have any further questions, please contact our office.

Sincerely,

Jocelan Bayler
Fire Prevention Division
604.873.7035



CITY OF VANCOUVER
 COMMUNITY SERVICES
 Licences and Inspections Department
 Co-ordinated By-law Enforcement Division

PLEASE REFER TO:
 Mr. P. R. Sweeney
 Manager, Building
 Inspections Branch
 at (604) 873-7560

April 4, 2002

Imperial Oil Limited
 3232 Underhill Avenue
 Burnaby, BC
 V5A 3C7

Dear Sirs:

RE: 2001 Kingsway

Building Permit Application No. BU421074 was submitted to this office on February 28, 2002 to construct a retail store and a gasoline station-split island with canopy on the existing Esso tenant site.

It has come to my attention that this project has been withdrawn and work has not started.

This will confirm that Building Permit Application No. BU421074 has now been withdrawn.

As there is an \$85.00 administration fee charged by the City, a refund in the amount of \$1,731.00 will be forwarded to Beesley Engineering Ltd.

Yours truly,

C. Frison for
 Director

CF/cf

cc: Beesley Engineering Ltd.
 Unit B - 1300 Ketch Court
 Coquitlam, BC
 V3K 6W1

Binary? No Yes

To: _____

Date: _____ Init: *CF*

Imperial Oil Limited
 P.O. Box 422 Stn Don Mills
 Toronto, Ontario
 M3C 2T2

**BEESLEY ENGINEERING LTD
CONSULTING ENGINEERS**

**Tel: (604) 527-1349
Fax: (604) 527-1352**

**Unit "B" 1300 Ketch Court
Coquitlam, BC V3K 6W1**

TRANSMITTAL

DATE: March 28, 2002

FILE No. 99-4-16

TO: City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4
Attn: Ms. Cindy Frison

FROM: Glenna

COMMUNITY SERVICES
Reg. No. R
APR 03 2002
ORIGINAL TO: CF
COPY TO:

PROJECT: Esso Station @ Victoria + Kingway

WE ARE SENDING YOU: **ENCLOSED**
 UNDER SEPARATE COVER
 BY HAND
 BY MESSENGER

- Letter of request for refund of \$1816.00
paid for Building Permit No. B1421074
as permit has been withdrawn.

AS REQUESTED **FOR YOUR INFORMATION**
 FOR YOUR APPROVAL **FOR YOUR COMMENT**

March 28, 2002

Our File No. 99.4-16

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

Attn: Ms. Cindy Frieson

Dear Ms. Frieson


Re: Building Permit #BU421074
Esso Station - Victoria & Kingsway.


On February 28, 2002 Beesley Engineering Ltd. provided a cheque in the amount of \$1816.00 for Building Permit No. BU421074 for the Esso Gas Station at Victoria and Kingsway.

As this Building Permit has now been withdrawn, Beesley Engineering Ltd. is requesting a refund in the amount of \$1816.00.

We hope this is the information you require and if you have any questions please call.

Yours truly,
BEESLEY ENGINEERING LTD.



 Ronald W. Beesley, P. Eng.



RECEIVED
CITY OF VANCOUVER
JUL 10 2015
COMMUNITY SERVICES
PLANNING & DEVELOPMENT SERVICES

COMMUNITY SERVICES
Licences and Inspections
By-Law Administration

Date: June 22, 2015

File Research
Licences and Inspections
453 West 12th Avenue
Vancouver, BC V5Y 1V4

INTERNAL USE ONLY	
Date Received:	_____
Receipt Number:	<u>784013</u>
MI Number:	<u>456756</u>
Amount Received:	<u>\$202</u>
Initials:	<u>GM</u>

RE: 2001 KINGSWAY AVE, VANCOUVER BC, V5N 2T2
(Property Address)

- I am requesting a file research letter on the above property to determine whether there are any outstanding infractions. This letter will include the zoning, approved use, license information, etc.
- I am requesting Environmental Information only.
- Specific information requested:

APPLICANT :

Name / Address : Orton Mak
8648 Commerce Crt, Burnaby, BC

Postal Code : V5A 4N6 Phone : 604-515-5151 ext. 227

E-mail Address: orton.mak@snclavalin.com

When ready: Pick up? _____ E-mail? X Mail? X

CITY OF VANCOUVER

PERMITS & LICENSES DEPARTMENT

City Hall, East Wing
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4
Phone (604) 873-7611
FAX (604) 873-7100



DEPUTY DIRECTOR &
CITY BUILDING INSPECTOR
R.L. Maki, PEng

ASSISTANT DIRECTOR &
CHIEF LICENSE INSPECTOR
P.E. Teichroeb

PLEASE REFER TO:
Mrs. D. Blair
at 873-7111

1997 June 04

Morrow Environmental Consultants
8658 Commerce Court
Burnaby, BC
V5A 4N6

Attention: Allan Wong

Dear Sir:

Re: 2001 - 2021 Kingsway (2001 Kingsway)
Lot 15, Block M, District Lot 393, Plan 14016
Your File No. Project V7-105

On April 17, 1997, your request for a file research and environmental search letter was received by this department. Receipt No. 124649 for the fee of \$343.00 is enclosed.

As this building is listed as one of the premises where Health Department outstanding orders may occur, you may wish information regarding Health By-law requirements. It would be necessary to write to the Health Department at 1770 West 7th Avenue, Vancouver, BC, V6J 4Y6. The fee for this service is \$50.00 payable to the Vancouver Health Board. For further information please contact Environmental Health at 736-2866.

Requests for Fire Department outstanding orders should be directed to the Fire Prevention Division at #201 - 456 West Broadway, Vancouver, B.C. V5Y 1R3. The fee for this service is \$40.00. For further information you may contact their office at 873-7595.

The property legally described above is shown as of this date to be located in the C-2 (Commercial) and RS-1S (One Family Dwelling) Districts.

Our files show the approved occupancy of 2001 Kingsway in the building is gasoline station and retail.

The 1997 Business Licenses issued are as follows:

- limited service food establishment - \$310.00;
- gas station self serve - \$127.00; and
- bank machine - \$85.00.

For further License information we suggest you call 873-7568/9.

As of this date, there are no outstanding orders or notices filed by this department with regard to 2001 Kingsway in the premises described above under the Zoning and Development, Building, Plumbing, Electrical, Standards of Maintenance, Untidy, Sign and Parking By-laws or the Provincial Gas and Safety Act Regulations.

.../2

For information on whether this property is affected by the provisions of the Zoning and Development By-law regarding established building lines and landscape setbacks, please contact the Planning Department at 873-7613.

We have searched the files in the Environmental Protection Branch and have found reference to the property, but nothing indicating non-compliance. *per S. Robinson*

Our search was of files held in this Branch only. We do not warrant that we have complete or accurate information, nor that no contamination is present on this property.

Please refer to other City Departments (including City Archives) for any information they might hold. Further, in that matters of environment and contamination are subject to Provincial and Federal authority, we refer you also to those authorities for such information, if any, as they might possess.

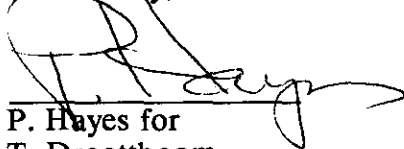
For information on requirements for sewer separation please contact Mr. Bob Postlethwaite or Mr. Peter Schirr at 873-7576 or 873-7889 respectively.

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- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.

I trust this is the information you require.

Yours truly,



P. Hayes for
T. Droettboom
DIRECTOR

DB/jv3

Encl.



A DECADE OF SERVICE **10**

1997 04 11

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

PERMITS & LICENSES DEPARTMENT
 Reg. No.:
APR 17 1997
 ORIGINAL TO: FR/EP
 COPY TO:

Project V7-105

ATTENTION: File Research

REFERENCE: Request for Record Search

*Response
done on
June 4/97*

Morrow Environmental Consultants Inc. (MECI), acting under the directive of Imperial Oil, requests a record search for the property described below. A map identifying the site location is attached for your reference. **RT**

Current Site Occupant: Imperial Oil/7-11 Food Store
 Current Site Owner: Imperial Oil
 Site Civic Address: 2001 Kingsway, Vancouver, BC
 Site Legal Description: PID 007-958-072
 Lot 15 Block M District Lot 393, Plan 14016

We request that you review your files for the following information:

- any air emission or effluent discharge permits (sanitary or storm) which have been issued through your office;
- any other information which may indicate an environmental concern (i.e. reportable spills, existing storage tanks, storage of wastes, flammable liquids, etc.);
- any zoning violations on record for the site;
- records of any inspections of the site or buildings on the site; and
- records of any building code violations.

Please find enclosed a cheque in the amount of \$343. If you have any questions or comments regarding this request, please do not hesitate to contact the undersigned at (604)415-0899 or Mr. Jason Oliver B.Sc. at (604)420-9070. Thank you for your assistance.

Allan Wong B.Sc.

MORROW ENVIRONMENTAL CONSULTANTS INC.

ASW/pv
V7V7105L411ASWA.DOC
enc.



TRANSMITTAL

To: Vancouver Fire Department

Attention: Mr. John Poole

Reference: Tank Permits

For your: Review
 Information

Comments
 Action

Our file:
 September 13, 2000

Mail
 Courier
 Hand Deliver
 Facsimile

fax: 873-7872
 tel:

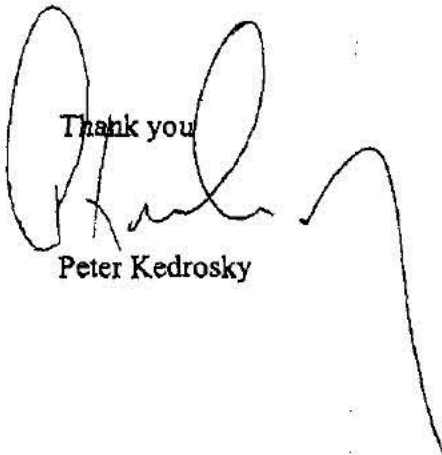
Nbr of Pages Including Cover Sheet: 1

Remarks:

This will confirm we have completed work relative to the following permits:

- 1316 West 11th; FI400509
- 2001 Kinsway; FI400512
- 2812 Main; FI400538

Thank you



Peter Kedrosky

P.S. - 900 West Georgia; FI400587 is not completed as of this day.

P.O. Box 1087, 23238 Mavis Avenue, Fort Langley, British Columbia V1M 2S4
ph: (604) 882-4992; fax: (604) 882-4993

CITY OF VANCOUVER



DATE ISSUED JANUARY 12, 2000		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 400512	
LEGAL DESCRIPTION LOT 15 BLK M PLAN 14016 DL 393					ADDRESS 2001 KINGSWAY		
APPLICATION DATE JAN 12, 2000					PURPOSE	PROJECT VALUE	ASSESSED VALUE
TEMPORARY PERMIT DATES					PLANS	METRIC NO	PLACE NAME
APPLICANT CONTRACTOR KEDCO CONSTRUCTORS LTD P.O. BOX 1087 GRAY AMPHLETT 23238 MAVIS AVE FORT LANGLEY BC V0X 1J0					CONTACT 2		
TEL 882-4992		BUS LICENSE 47545		TEL		BUS LICENSE	
TEL 882-4992		CERTIFICATE		FAX		CERTIFICATE	

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

REMOVE 5 TANKS (4GASOLINE & 1 PETROLEUM)

PERMIT CONDITIONS AND NOTES:

- 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY LAW.
- 010 Clearance is required from the Environmental Protection Branch.
- 025 If the work cannot be completed in the same day, the owner must follow the requirements of Section 8.2 of the Vancouver Building By law for Protection of the Public and Fire Safety on fencing off construction sites.
- 030 The tanks, together with connected piping and dispensing equipment, shall have all and combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purged of vapours. The pipe ends must be permanently sealed by capping or plugging.
- 040 Tank removal must comply with Section 4.16 of the Vancouver Fire By law.
- 045 Written verification from contractor to District Fire Inspector for work complete.

GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
R21 GAS STN	SPLT ISL		P2	2010 OIL TANK			GU
				2020 GAS TANK			4 GU

RELATED PERMITS: BU413948 DEMOLISH 2001 KINGSWAY

APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : FIRE INSPECTION

PROCESSED BY: APPLICATION TAKEN BY M KITANO... PERMIT AUTHORIZED BY J POOLE
PERMIT ISSUED BY M KITANO...

COMMENTS :

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	
650 FIRE BY LAW FEE	100.00			FIRE DEPARTMENT	
				ATTENTION	FIRE INSPECTOR
				REASON	PERMIT INSPECTION
INVOICE : 209655			TOTAL	\$100.00	



CITY OF VANCOUVER



DATE ISSUED MAY 01, 2002		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 401097	
LEGAL DESCRIPTION Lot 15 Blk M Plan 14016 DL 393					ADDRESS 2001 KINGSWAY		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE MAY 01, 2002	PURPOSE INSTALLATN	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT CONTRACTOR KELLER CONSTRUCTION LTD					CONTACT 2 PROPERTY OWNER IMPERIAL OIL		
17507 106 AVE EDMONTON		AB T5S 1E7		VANCOUVER		BC	
TEL 780-484-1010	BUS.LICENSE 243737	TEL	BUS.LICENSE	TEL	BUS.LICENSE	CERTIFICATE	
FAX	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		
PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:							
INSTALL 3 TANKS ON SITE		CAPACITY 46000G		FIBREGLASS CONSTRUCTION			
INSTALL 4 PUMPS ON SITE		TYPE: BLENDER		TRADE NAME: GILBARCO			
PERMIT CONDITIONS AND NOTES:							
001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.							
010 For fuel dispensing site or known contamination site, clearance from Environmental Protection Branch.							
015 A separate building permit is required for excavation and shoring, plus modified geotechnical engineer's letter.							
025 If the work cannot be completed in the same day, the owner must follow the requirements of Section 8.2 of the Vancouver Building By-law for Protection of the Public and Fire Safety on fencing off construction sites.							
030 For removal: the tanks, together with connected piping and dispensing equipment, shall have all combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purged of vapours. The pipe ends must be permanently sealed by capping or plugging.							
045 Written verification from PROFESSIONAL ENGINEER to District Fire Inspector for work complete.							
050 Phone the District Fire Inspector at 604-873-7595 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance. If the inspector is not available, photographs should be taken to illustrate that the site is not contaminated.							
GENERAL USE R20 GAS STN - FULL SRV	SPECIFICS/LOCATION	AREA (SF)	OCC F2	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
ITEM 2020 GAS TANK	SPECIFICS/REFERENCE 46000G	QTY/AMT 3	GU	ITEM	SPECIFICS/REFERENCE	QTY/AMT	
RELATED PERMITS: BU421390 CONSTRUCT 2001 KINGSWAY							
APPROVALS REQUIRED 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	SIGNATURE			
657 TANK - OTHER	140.00						
				DATE		May 1/2002	
				ISSUED BY		D MITCHELL	
				FOR THE		FIRE CHIEF	
INVOICE : 285506			TOTAL	\$140.00			

CITY OF VANCOUVER

DATE ISSUED JANUARY 12, 2000		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 400512	
LEGAL DESCRIPTION LOT 15 BLK M PLAN 14016 DL 393					ADDRESS 2001 KINGSWAY		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE JAN 12, 2000	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT CONTRACTOR KEDCO CONSTRUCTORS LTD P.O. BOX 1087 GRAY AMPHLETT 23238 MAVIS AVE FORT LANGLEY BC V0X 1J0					CONTACT 2		CONTACT 3
TEL 882-4992	BUS. LICENSE 47545	TEL	BUS. LICENSE	TEL	CO-ORDINATE 770-250-05-0000		
TEL 882-4992	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		

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

REMOVE 5 TANKS (4 GASOLINE & 1 PETROLEUM)

PERMIT CONDITIONS AND NOTES:

- 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.
- 010 Clearance is required from the Environmental Protection Branch.
- 025 If the work cannot be completed in the same day, the owner must follow the requirements of Section 8.2 of the Vancouver Building By-law for Protection of the Public and Fire Safety on fencing off construction sites.
- 030 The tanks, together with connected piping and dispensing equipment, shall have all and combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purged of vapours. The pipe ends must be permanently sealed by capping or plugging.
- 040 Tank removal must comply with Section 4.10 of the Vancouver Fire By-law.
- 045 Written verification from contractor to District Fire Inspector for work complete.

GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
R21	GAS STN - SPLT ISL		F2				

ITEM	SPECIFICS/REFERENCE	QTY/AMT	ITEM	SPECIFICS/REFERENCE	QTY/AMT
2010	OIL TANK	1 GU	2020	GAS TANK	4 GU

APPROVALS REQUIRED 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	SIGNATURE 	
650 FIRE BY-LAW PEE	100.00				DATE
					ISSUED BY M MITANO..
INVOICE: 209655				TOTAL	\$100.00
				FOR THE	FIRE CHIEF

2000/01/12 13:57:24

AUDIT COPY



CITY OF VANCOUVER



DATE ISSUED MAY 01, 2002		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 401097	
LEGAL DESCRIPTION Lot 15 Blk M Plan 14016 DL 393					ADDRESS 2001 KINGSWAY		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE MAY 01, 2002	PURPOSE INSTALLATN	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT CONTRACTOR KELLER CONSTRUCTION LTD 17507 106 AVE EDMONTON AB T5S 1E7					CONTACT 2 PROPERTY OWNER IMPERIAL OIL VANCOUVER BC		
TEL 780-484-1010 FAX		BUS LICENSE 243737 CERTIFICATE	TEL FAX	BUS LICENSE CERTIFICATE	TEL FAX	BUS LICENSE CERTIFICATE	

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

INSTALL 3 TANKS ON SITE CAPACITY 46000G FIBREGLASS CONSTRUCTION
INSTALL 4 PUMPS ON SITE TYPE: BLENDER TRADE NAME: GILBARCO

PERMIT CONDITIONS AND NOTES:

- 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.
- 010 For fuel dispensing site or known contamination site, clearance from Environmental Protection Branch.
- 015 A separate building permit is required for excavation and shoring, plus modified geotechnical engineer's letter.
- 025 If the work cannot be completed in the same day, the owner must follow the requirements of Section 8.2 of the Vancouver Building By-law for Protection of the Public and Fire Safety on fencing off construction sites.
- 030 For removal: the tanks, together with connected piping and dispensing equipment, shall have all combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purged of vapours. The pipe ends must be permanently sealed by capping or plugging.
- 045 Written verification from PROFESSIONAL ENGINEER to District Fire Inspector for work complete.
- 050 Phone the District Fire Inspector at 604-873-7595 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance. If the inspector is not available, photographs should be taken to illustrate that the site is not contaminated.

GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC F2	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
R20 GAS STN - FULL SRV							
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
2020 GAS TANK	46000G	3 QU					

RELATED PERMITS: BU421390 CONSTRUCT 2001 KINGSWAY
 APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : FIRE INSPECTION
 PROCESSED BY: APPLICATION TAKEN BY D MITCHELL PERMIT AUTHORIZED BY J POOLE
 PERMIT ISSUED BY D MITCHELL

ENTERED
MAY 23/04

COMMENTS :

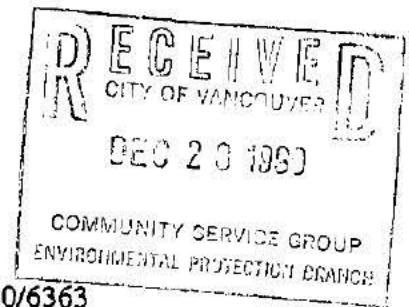
FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	FIRE DEPARTMENT
657 TANK - OTHER	140.00			ATTENTION	FIRE INSPECTOR
				REASON	PERMIT INSPECTION
INVOICE : 285506		TOTAL			
		\$140.00			

P5D20M 01



Date: DEC 23 1999

Your File:
Our File: 26250-20/6363
SITE 6363



VIA FAX: (604) 431-1347

Imperial Oil
5945 Kathleen Avenue,
Suite 405- Metrotown Place III
Burnaby, BC V5H 4J7

Attention: Keith Tanner

Dear Keith Tanner:

Re: **Site Profile Submission**
Application for Demolition Permit
2001 Kingsway, Vancouver, BC
PID: 007-958-072

DEPARTMENT OF ENVIRONMENT AND CLIMATE SERVICES
ENVIRONMENTAL PROTECTION BRANCH
CHECKED JAN 5/00
APPROVED *all*

RE: 2001 KINGSWAY
BU 413948

This letter is to acknowledge receipt of a satisfactorily completed site profile pertaining to the above-referenced site. In accordance with section 7(1) of the Contaminated Sites Regulation the ministry requires that you submit, for our review, a preliminary site investigation report for the subject site.

Please also be advised of the following:

- preliminary site investigations are defined under section 58 of the Contaminated Sites Regulation. Please note that fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. A Contaminated Sites Services Application Form and a letter and table summarizing key information requirements for investigation and remediation report submissions are attached for your convenience;
- in general, the ministry is not opposed to issuance of permits which will facilitate investigation and remediation of potentially contaminated sites. In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify any materials that require special management; and
- those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Waste*

Ministry of
Environment,
Lands and Parks

Environment and Lands
Lower Mainland Region
Pollution Prevention
Contaminated Sites Section

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

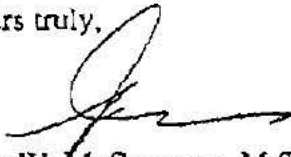
Telephone: (604) 582-5200
Facsimile: (604) 582-5334

Management Act and regulations (e.g. Contaminated Sites Regulation, Special Waste Regulation etc.). The ministry considers these persons responsible for ensuring that on-site contaminants are not migrating off-site and that any associated human health or environmental impacts (on or off-site) are identified and addressed, including notification of any potentially affected parties (e.g. adjacent land owners/occupants, municipalities, utility companies etc.). The ministry shall be copied on any notifications.

Decisions of a manager may be appealed under part 7 of the *Waste Management Act*.

If you require further clarification, please contact Jo Ann Aldridge at (604) 582-5286

Yours truly,



Alan W. McCammon, M.Sc., P. Geo.
Assistant Regional Waste Manager

xj/

Attachments: Contaminated Sites Services - Application Form (1pg)
Letter & Table- Key Information Requirements (3pgs)

cc: Hank Uyeyama, City of Vancouver, FAX: (604) 873-7963
Adrian Michielson, Morrow Environmental, FAX: (604) 515-5100

DEPARTMENT OF PERMITS & LICENSES
ENVIRONMENTAL PROTECTION BRANCH

CHECKED NOV. 24, 1999
APPROVED [Signature]

**SCHEDULE 1
Site Profile**

RE: 2001 KINGSWAY
BU 413948

(Version 1.2)

A. Name of Site Owner:

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

Company Imperial Oil

Owner's Civic Address 5945 Kathleen Avenue, Suite 405 - Metrotown Place III

City Burnaby

Province/State BC

Country Canada

Postal Code/ZIP V5H 4J7

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

Last Michielsen First Adrian Middle Initial (s) P. (and/or, if applicable)

Company Morrow Environmental Consultants Inc.

C. Person to Contact Regarding the Site Profile:

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

Company Imperial Oil

Mailing Address 5945 Kathleen Avenue, Suite 405 - Metrotown Place III

City Burnaby

Province/State BC

Country Canada

Postal Code/ZIP V5H 4J7

Telephone (604) 451 - 5517

Fax (604) 431 - 1347

IF Legally Titled, Registered Property

Site Street Address (if applicable) 2001 Kingsway (N.E. corner Kingsway and Victoria)

City Vancouver

Postal Code _____

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

PID

007-958-072

Legal Description

Lot 15, Block M, District Lot 393, NWD, Plan 14016

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

SCHEDULE 1 Site Profile

(Version 1.2)

IF Untitled Crown Land

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

PIN	Land Description

Total number of untitled, crown land parcels represented by this site profile is: 0

OR

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

Latitude: Degrees Minutes Seconds
 Longitude: Degrees Minutes Seconds

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

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

(All the Following Questions Must Be Answered)

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>
G2	automotive, truck, bus, subway or other motor vehicle repair, salvage or wrecking
F5	petroleum product dispensing facilities, including service stations and cardlots

SCHEDULE 1 Site Profile

(Version 1.2)

SCHEDULE 1			
Site Profile			
(Version 1.2)			
	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?		X
B	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		X
C	Discarded barrels, drums or tanks?		X
SCHEDULE 1			
Site Profile			
(Version 1.2)			
	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?		X
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?		X
C	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		X
SCHEDULE 1			
Site Profile			
(Version 1.2)			
	Is there currently or to the best of your knowledge has there previously been on the site any land filling, deposit or dumping in pits, ponds, lagoons or natural depressions of (please mark the appropriate column opposite the question):	YES	NO
A	Materials such as household garbage, mixed municipal refuse, or demolition debris?		X
B	Waste or byproducts such as tank bottoms, residues, sludge or flocculation precipitates from industrial processes or wastewater treatment?		X
C	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		X
D	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		X
E	Waste products from photographic developing or finishing laboratories; asphalt tar roofing manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or automobile and truck parts cleaning or repair?		X

SCHEDULE 1 Site Profile

(Version 1.2)

	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?	X	
B	Above ground fuel or chemical storage tanks?	X	
	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?		X
B	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		X
C	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		X
	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?		X
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?		X
C	Government notification relating to past or recurring environmental violations at the site or any facility located on the site?		X
<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. 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>Information provided in Stage 1 PSI completed by MECI (1997 07 25)</p> <hr/> <hr/> <hr/> <hr/> <hr/>			

SCHEDULE 1 Site Profile

(Version 1.2)

The person completing the site profile state that the above information is true, based on the person's current knowledge as of the date completed.


Signature of person completing site profile

99 11 20
Date completed (YY-MM-DD)

Reason For Submission (Please check one or more of the following)

Subdivision Application Zoning Application Development Permit Variance Permit Demolition Permit Soil Removal

Date Received:

Local government contact:

Date Submitted to Site Registrar:

Date forwarded to BC Environment Manager:

Nov. 24, 1999

Name: HANK UYEYAMA
Agency: CITY OF VANCOUVER
Address: 453 WEST 12TH AVENUE
VANCOUVER V5Y 1V4
Telephone: 873-7732 Fax: 873-7963

Nov. 24, 1999

Reason For Submission (Please check one or more of the following)

Under order Site Decommissioning Foreclosure

Date Received:

Assessed by / local contact:

Investigation Required?

Decision Date:

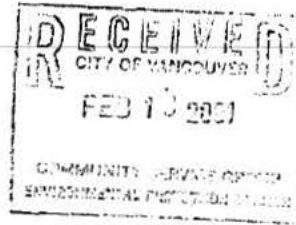
Name _____
Region _____ YES NO
Telephone _____ Fax _____
If site profile entered, SITE ID: # _____

Date Received:

Entered or to site registry by:

Site ID #:

Entry Date:



Date: FEB 13 2001

Your File:
Our File: 26250-20/6363
SITE 6363

VIA FAX ONLY: (604) 451-1347

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

Attention: Adrian Michielsen

DEPARTMENT OF ENVIRONMENT
ENVIRONMENTAL PROTECTION BRANCH
CHECKED: FEB 21/01
APPROVED: [Signature]

RE: 2001 KINGSWAY
DE 405484

Dear Adrian Michielsen:

Re: **Site Profile Submission/Notice of Intent to Undertake Independent Remediation**
Application
2001 Kingsway, Vancouver
PID: 007-958-072

Please note this letter supercedes that portion of our letter to you dated December 23, 1999 imposing a site investigation report submission requirement for the above-referenced site.

We acknowledge receipt of a notice of intent to undertake independent remediation at this site in accordance with clause 3.2.1 of draft Guidance Document #4 - "Investigation and Remediation Processes and Local Government Permit Process", dated November 26, 1997 (excerpt attached).

Based on these submissions and subject to the satisfactory fulfillment of your obligations as specified in the draft guidance document, the ministry does not presently require submission of a site investigation report under section 26.2 of the *Waste Management Act*. Release from the requirement to submit a site investigation report is being granted at this time because we understand that site investigations are being conducted as part of an independent remediation process. Please be advised that the absence of a report submission requirement does not necessarily mean that the site is not a contaminated site. A Contaminated Sites Services Application Form and a letter and table summarizing key information requirements for investigation and remediation report submissions can be obtained from the ministry's regional contaminated sites web page located at <http://www.env.gov.bc.ca/srv/a2/contam/index.htm>.

Please also be advised of the following:

- the above decision pertains only to the subject application. As such, and by copy of this letter, the ministry requests that the municipality contact us for further advice in connection with any future applications for this site identified in section 26.1 of the *Waste Management*

* THE GOVERNMENT OF BRITISH COLUMBIA IS AN "EMPLOYMENT EQUITY EMPLOYER" *

Ministry of Environment,
Lands and Parks

BC Environment
Lower Mainland Region
Contaminated Sites

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

Telephone: (604) 582-6200
Facsimile: (604) 582-5334

Excerpt from Ministry of Environment, Lands and Parks Draft Guidance Document (dated Nov. 26/97)...

Investigation and Remediation Processes and Local Government Permit Process

(DRAFT)



HAZARDOUS MATERIALS REPORT FORM



BUILDING PERMIT: BU 43948
DATE ISSUED: _____
(dd/mm/yy)

LEGAL DESCRIPTION: LOT 15 BLK DL 393 PLAN NWD PLAN 14016
ADDRESS: 2001 KINGSWAY VANCOUVER

BUILDING TYPE: SINGLE FAMILY MULTIPLE FAMILY COMMERCIAL
INSTITUTIONAL INDUSTRIAL

DATE OF DEMOLITION/DECONSTRUCTION: ASAP

APPLICANT

NAME: IMPERIAL OIL KEDCO CONSTRUCTORS LTD
ADDRESS: PO BOX 1057 FT LANGLEY, VAW 2S4

TEL: 882 4992 FAX: 882 4993 BUSINESS: 882 4992

DEMOLITION CONTRACTOR / ENVIRONMENTAL CONSULTANT

NAME: KEDCO CONSTRUCTORS LTD / MORROW ENVIR
ADDRESS: PO BOX 1057, 23238 MAUIS, FT LANGLEY, VAW 2S4

TEL: 882 4992 FAX: 882 4993 BUSINESS: 882 4992

HAZARDOUS MATERIALS

	PRESENT	NOT PRESENT	TYPE AND LOCATION
ASBESTOS	<input type="checkbox"/>	<input type="checkbox"/>	_____
DRYWALL	<input type="checkbox"/>	<input type="checkbox"/>	_____
UNDERGROUND STORAGE TANKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>4 STEEL</u>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	_____
ABANDONED CHEMICALS	<input type="checkbox"/>	<input type="checkbox"/>	_____
OTHERS (see other side for examples)	<input type="checkbox"/>	<input type="checkbox"/>	_____
Has a consultant's report been attached?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	_____

CONDITIONS

- No work will be conducted until such time that this form has been completed and submitted to:

Environmental Protection Branch
City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4
Tel: 873-7528 Fax: 873-7963
- 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 2-year period for inspection purposes.

CERTIFICATION

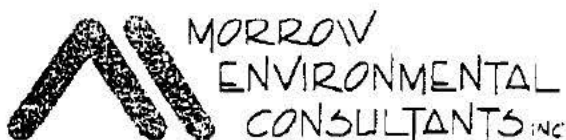
To be completed by the Demolition Contractor or Environmental Consultant.

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

Signature: G. Ray Amphill

Date: Nov 26/99

Position: Foreman



2001 10 02

Project V7-105E

Permits & Licences Department
City Hall, East Wing
453 West 12th Avenue
VANCOUVER, BC
V5Y 1V4

APPROVED: *[Signature]*
CHECKED: OCT 2, 2001
APPROVED: *[Signature]*
RE: 2001 KINGSWAY
SC010296

ATTENTION: Mr. Hank Uyeyama, Environmental Protection Officer

REFERENCE: Waste Discharge Permit No. SC010296
Remediation of the Former Esso Service Station
2001 Kingsway, Vancouver, BC, Location No. 990862

The remediation of the former Esso Service Station at 2001 Kingsway, Vancouver, BC was conducted between 2001 07 09 and 2001 08 10. During that time, a total of 4,359 L of groundwater/rain water was pumped from the excavation and temporarily stored in an aboveground storage tank. The water was sampled and analyzed, and subsequently transferred off site to Hazco Environmental Services Limited's facility in Richmond, BC for treatment and disposal. No water was discharged to the City of Vancouver sanitary sewer system.

If you have any questions, please contact me at 604-473-2073 ext. 23.

Daisy Lung, EIT

MORROW ENVIRONMENTAL CONSULTANTS INC.

DL/pv
ROBT:V7V7105\LA02DLA.DOC
enc.

cc: Mr. Adrian Michielsen, Imperial Oil Limited, Burnaby, BC



file

F1 400512

P.O. BOX 1087
23238 MAVIS AVENUE
FORT LANGLEY, BC V1M 2S4
OFFICE: (604) 882-4992
FAX: (604) 882-4993

Tank #1

- 22,700 l (5,000 gal)
- 2m E of W, 5m N of S
- 10'

2001 Kingsway

(-gasoline)

Tank #2

- 22,700 l (5,000 gal)
- 5m E of W, 5m N of S
- 10'

(-gasoline)

Tank #3

- 22,700 l (5,000 gal)
- 9m E of W, 5m N of S
- 10'

(-gasoline)

Tank #4

- 22,700 l (5,000 gal)
- 10m E of W, 5m N of S
- 10'

(-gasoline)

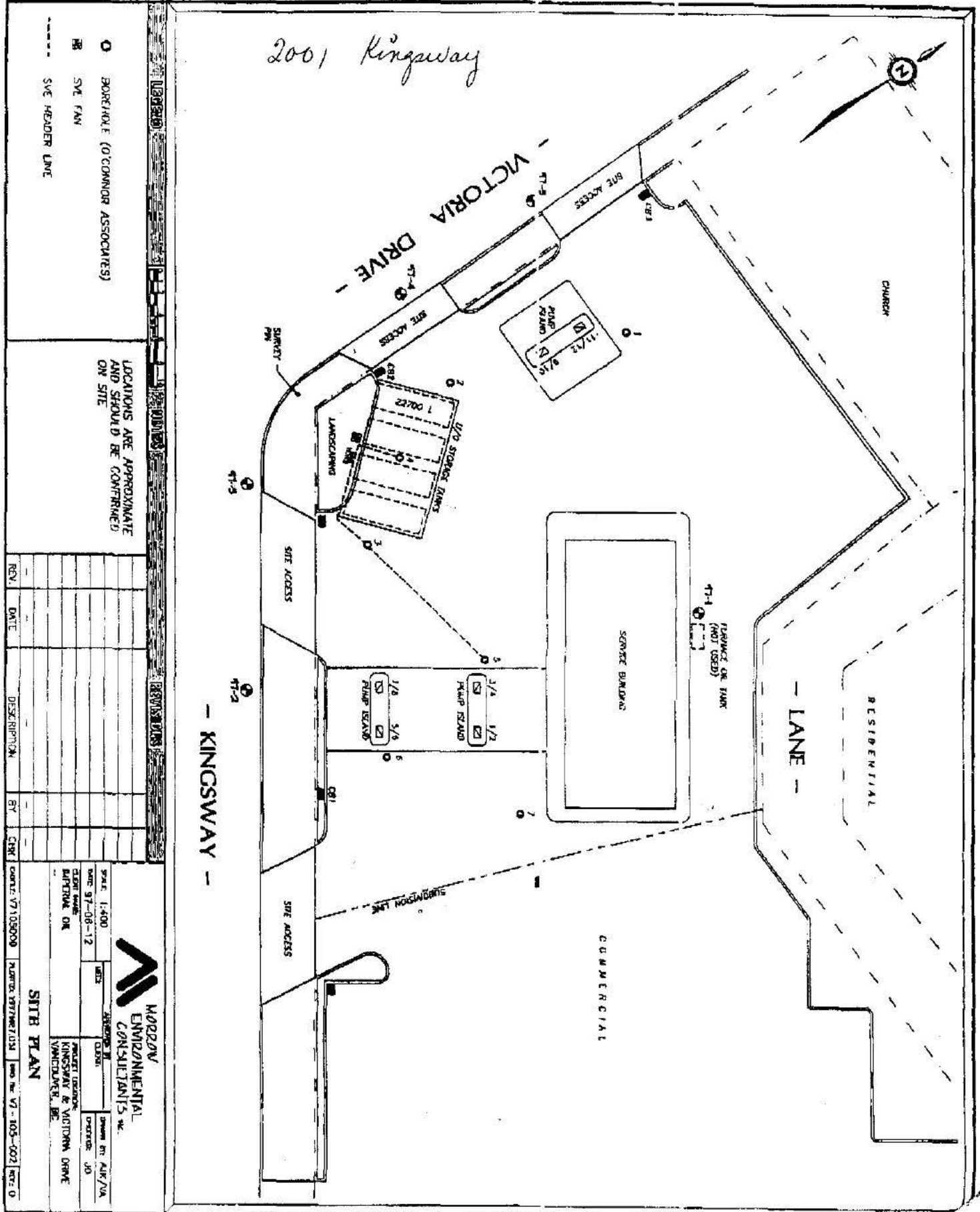
Tank #5

- 2,250 l (500 gal)
- 2.5m E of W, 5m S of N
- 8'

(furnace oil)

PI400512

2001 Kingway



LOCATIONS ARE APPROXIMATE AND SHOULD BE CONFIRMED ON SITE

- BOREHOLE (O'CONNOR ASSOCIATES)
- SVE FAN
- SVE HEADER LINE

REV.	DATE	DESCRIPTION	BY	CHK	DATE

MORROW ENVIRONMENTAL CONSULTANTS INC.

PROJECT LOCATION: KINGSWAY & VICTORIA DRIVE, VANCOUVER, BC

DATE: 97-08-12

CLIENT NAME: BIFERRE OR

SCALE: 1:400

DESIGNER: [Signature]

DRAWN BY: ALK/VA

CHECKED BY: JIS

SITE PLAN

PROJECT NO: V7105000

DATE: 97-08-12

SCALE: 1:400

DATE: 97-08-12

SCALE: 1:400

F1400512

SCHEDULE 1 Site Profile

(Version 1.2)

A. Name of Site Owner

Last Tanner First Keith Middle Initial (s) _____ (and/or, if applicable)
 Company Imperial Oil
 Owner's Civic Address 5945 Kathleen Avenue, Suite 405 - Metrotown Place III
 City Burnaby Province/State BC
 Country Canada Postal Code/ZIP V5H 4J7

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

Last Michelsen First Adrian Middle Initial (s) P. (and/or, if applicable)
 Company Morrow Environmental Consultants Inc.

C. Person to Contact Regarding the Site Profile:

Last Tanner First Keith Middle Initial (s) _____ (and/or, if applicable)
 Company Imperial Oil
 Mailing Address 5945 Kathleen Avenue, Suite 405 - Metrotown Place III
 City Burnaby Province/State BC
 Country Canada Postal Code/ZIP V5H 4J7
 Telephone (604) 451 - 5517 Fax (604) 431 - 1347

IF Legally Titled, Registered Property

Site Street Address (if applicable) 2001 Kingsway (N.E. corner Kingsway and Victoria)
 City Vancouver Postal Code _____

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

<u>PID</u>	<u>Legal Description</u>
<u>007-958-072</u>	<u>Lot 15, Block M, District Lot 393, NWD, Plan 14016</u>

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

SCHEDULE 1 Site Profile

(Version 1.2)

IF Untitled Crown Land

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

PIN

Land Description

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

Total number of untitled, crown land parcels represented by this site profile is: 0

OR

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

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

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

(and, if available)

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

(All the Following Questions Must Be Answered)

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>
G2	automotive, truck, bus, subway or other motor vehicle repair, salvage or wrecking
F5	petroleum product dispensing facilities, including service stations and cardlots

SCHEDULE 1 Site Profile

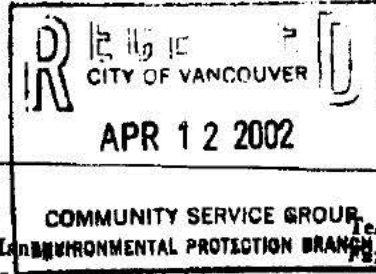
(Version 1.2)

(Version 1.2)			
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?		X
B	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		X
C	Discarded barrels, drums or tanks?		X
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?		X
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?		X
C	Dredged sediments, or sediments and debris materials originating from locations adjacent to forestry industrial activities, or municipal sanitary or stormwater discharges?		X
Is there currently or to the best of your knowledge has there previously been on the site any land filling, deposit or dumping in pits, ponds, lagoons or natural depressions of (please mark the appropriate column opposite the question):			
		YES	NO
A	Materials such as household garbage, mixed municipal refuse, or demolition debris?		X
B	Waste or byproducts such as tank bottoms, residues, sludge or flocculation precipitates from industrial processes or wastewater treatment?		X
C	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		X
D	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		X
E	Waste products from photographic developing or finishing laboratories; asphalt tar roofing manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or automobile and truck parts cleaning or repair?		X

SCHEDULE 1 Site Profile

(Version 1.2)

Section 1			
	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?	X	
B	Above ground fuel or chemical storage tanks?	X	
Section 2			
	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?		X
B	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		X
C	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		X
Section 3			
	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?		X
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?		X
C	Government notification relating to past or recurring environmental violations at the site or any facility located on the site?		X
<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>Information provided in Stage 1 PSI completed by MECI (1997 07 25)</p> <hr/> <hr/> <hr/> <hr/>			



Imperial Oil
Products and Chemicals Division
3232 Underhill Ave.
Burnaby, BC V5A 3C7

Lawrence Ng
Real Estate Manager
Retail Division

COMMUNITY SERVICE GROUP
ENVIRONMENTAL PROTECTION BRANCH

Tel: (604) 420-3195
Fax: (604) 420-3196
Email: lawrence.ng@esso.com

April 12, 2002

City of Vancouver
Environmental Protection
Unit 301 - 456 West Broadway
Vancouver, B.C.
V5Y 1R3

DEPARTMENT OF PERMITS & LICENSES
ENVIRONMENTAL PROTECTION BRANCH

CHECKED APR. 12, 2002

APPROVED

Lu
RE: 2001 KINGSWAY
BU421390

Attn: Mr. Hank Uyeyama (by fax 604 873-7963)

Re: 2001 Kingsway (& Victoria)

Dear Sir:

Further to our conversation of this morning, I confirm that Imperial Oil's construction plans for the above noted site involve some limited excavation for the underground tanks and canopy footings as remediation of the site via excavation was previously completed.

I trust that such limited excavation will not require a Sediment Control Plan.

Yours truly,

Lawrence Ng
Lawrence Ng
Real Estate Manager

CITY OF VANCOUVER



No. SC010296

WASTE DISCHARGE PERMIT

Issued by the Environmental Protection Branch,
Permits and Licenses Department, City of Vancouver,
under the provisions of the Greater Vancouver Sewerage
& Drainage District Sewer Use By-law No. 164

PERMIT ISSUED TO:

Name: MORROW ENVIRONMENTAL CONSULTANTS INC.
Address: 140 - 6400 Roberts Street
City: Burnaby BC V5G 4C9
Telephone: (604) 473-2073 FAX: (604) 473-2063

FOR NON-DOMESTIC WASTES DISCHARGED TO THE SEWER FROM:

Company Name: IMPERIAL OIL LIMITED
Address: 2001 Kingsway, Vancouver V5N 2T2

CONTACT:

Name: Daisy Lung
Title: Project Co-ordinator
Telephone: (604) 473-9299 (Ext. 27)

NATURE OR TYPE OF BUSINESS: REMEDIATION

This Permit has been issued under the terms and conditions prescribed in the Greater Vancouver Sewerage & Drainage District Sewer Use By-law No. 164 and in the attached Appendices:

A & B

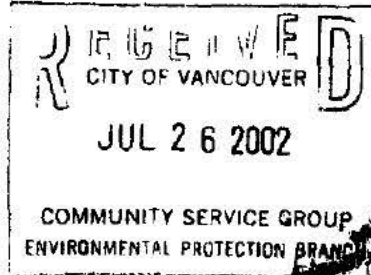
I understand the responsibilities for compliance with the Greater Vancouver Sewerage & Drainage District Sewer Use By-law No. 164 and the conditions of this Permit.

Signature of Permittee


DISTRICT SEWAGE CONTROL MANAGER

Date Issued: JUL 09 2001

Date Amended: JUN 06 2002



Project V7-105E

DEPARTMENT OF PERMITS & LICENSES
ENVIRONMENTAL PROTECTION BRANCH

CHECKED July 26, 2002

APPROVED [Signature]

RE: 2001 KINGSWAY
OC417543

2002 07 26

Permits & Licenses Department
Vancouver City Hall, East Wing
453 West 12th Avenue
VANCOUVER, BC
V5Y 1V4

ATTENTION: Mr. Hank Uyeyama, Environmental Protection Officer

REFERENCE: Esso Service Station
2001 Kingsway, Vancouver, BC

On behalf of Imperial Oil Limited (IOL), Morrow Environmental Consultants Inc. (Morrow) provided environmental consulting services during the site decommissioning, site assessment and remediation activities conducted at the above referenced site. The remediation program planned for the site has now been completed. All hydrocarbon impacted soil on the site was excavated prior to the redevelopment of the property into a new service station.

During the most recent construction activities conducted in June and July of 2002, all accessible soil containing concentrations of hydrocarbons greater than the Contaminated Sites Regulation (CSR) residential land use standards were excavated beneath the City of Vancouver sidewalk located along Kingsway and Victoria. Groundwater quality on the City of Vancouver property satisfies the CSR standards to protect aquatic life.

We trust that the foregoing information is sufficient for your current requirements. Should you require any further information or have any questions please do not hesitate to contact the undersigned.

Michael E. Peters, A.Sc.T
Project Manager

MORROW ENVIRONMENTAL CONSULTANTS INC.

MEP/js
T:\V7\7105L726MPA.DOC

cc: Ms. Linda Eastcott, Imperial Oil Limited, Burnaby, BC

CITY OF VANCOUVER



No. SC010296

WASTE DISCHARGE PERMIT

Issued by the Environmental Protection Branch,
Permits and Licenses Department, City of Vancouver,
under the provisions of the Greater Vancouver Sewerage
& Drainage District Sewer Use By-law No. 164

PERMIT ISSUED TO:

Name: MORROW ENVIRONMENTAL CONSULTANTS INC.
Address: 5151 Canada Way
City: Burnaby BC **Postal Code:** V5E 3N1
Telephone: (604) 515-5151 **FAX:** (604) 515-5150

FOR NON-DOMESTIC WASTES DISCHARGED TO THE SEWER FROM:

Company Name: IMPERIAL OIL LIMITED
Address: 2001 Kingsway, Vancouver

CONTACT:

Name: Daisy Lung
Title: Project Co-ordinator
Telephone: (604) 515-5151

NATURE OR TYPE OF BUSINESS: REMEDIATION

This Permit has been issued under the terms and conditions prescribed in the Greater Vancouver Sewerage & Drainage District Sewer Use By-law No. 164 and in the attached Appendices:

A & B

I understand the responsibilities for compliance with the Greater Vancouver Sewerage & Drainage District Sewer Use By-law No. 164 and the conditions of this Permit.

Signature of Permittee


DISTRICT SEWAGE CONTROL MANAGER

Date Issued: JUL 09 2001

Date Amended: _____

CITY OF VANCOUVER



No. SC010296

WASTE DISCHARGE PERMIT

Issued by the Environmental Protection Branch,
Permits and Licenses Department, City of Vancouver,
under the provisions of the Greater Vancouver Sewerage
& Drainage District Sewer Use By-law No. 164

PERMIT ISSUED TO:

Name: MORROW ENVIRONMENTAL CONSULTANTS INC.
Address: 5151 Canada Way
City: Burnaby BC V5E 3N1
Telephone: (604) 515-5151 FAX: (604) 515-5150

FOR NON-DOMESTIC WASTES DISCHARGED TO THE SEWER FROM:

Company Name: IMPERIAL OIL LIMITED
Address: 2001 Kingsway, Vancouver

CONTACT:

Name: Daisy Lung
Title: Project Co-ordinator
Telephone: (604) 515-5151

NATURE OR TYPE OF BUSINESS: REMEDIATION

This Permit has been issued under the terms and conditions prescribed in the Greater Vancouver Sewerage & Drainage District Sewer Use By-law No. 164 and in the attached Appendices:

A & B

I understand the responsibilities for compliance with the Greater Vancouver Sewerage & Drainage District Sewer Use By-law No. 164 and the conditions of this Permit.

Signature of Permittee


DISTRICT SEWAGE CONTROL MANAGER

Date Issued: JUL 09 2001
Date Amended: MAY 06 2002

Address

2001

to

KINGSWAY

Search

Address Activities

Review/Inspection activity
group

District

Department/branch
responsible

Current status

Date open

Date
complete

City of Vancouver FOI #2017-511, page 0052

Action Details

Date	Action by	Action	Action specifics	Reference
17 Apr 1997	S ROBINSON	060 - OPEN GROUP	-	-
17 Apr 1997	S ROBINSON	R61 - INFORMATION GIVEN	- RECORDS FOUND	-
24 Nov 1999	H UYEVAMA	N55 - SITE PROFILE FWD	25 - M.O.E. REVIEW	-
24 Nov 1999	H UYEVAMA	993 - SEE INTERNAL NOTES	- RE:BU413948	-
26 Nov 1999	H UYEVAMA	R62 - INFORMATION RECVD	- \$50 REC'D	-
05 Jan 2000	H UYEVAMA	N12 - SOIL ASSESSMENT	01 - ROUTINE	-
05 Jan 2000	H UYEVAMA	R90 - ACCEPTED	- RE:BU413948	-
05 Jan 2000	H UYEVAMA	993 - SEE INTERNAL NOTES	-	-
04 Jan 2001	H UYEVAMA	N30 - APPLICATION	01 - ROUTINE	-
04 Jan 2001	H UYEVAMA	R32 - FOLLOW-UP REQUIRED	- RE:DE405484	-
04 Jan 2001	H UYEVAMA	993 - SEE INTERNAL NOTES	-	-
21 Feb 2001	H UYEVAMA	N30 - APPLICATION	01 - ROUTINE	-
21 Feb 2001	H UYEVAMA	R61 - INFORMATION GIVEN	- FROM MOE	-
21 Feb 2001	H UYEVAMA	R90 - ACCEPTED	- RE:DE405484	-
21 Feb 2001	H UYEVAMA	993 - SEE INTERNAL NOTES	- HOLD OCC	-
05 Jul 2001	H UYEVAMA	N31 - ISSUE SC PERMIT	01 - ROUTINE	SC - 010296
05 Jul 2001	H UYEVAMA	993 - SEE INTERNAL NOTES	-	-
02 Oct 2001	H UYEVAMA	R62 - INFORMATION RECVD	- CLOSURE LETTER	-
02 Oct 2001	H UYEVAMA	993 - SEE INTERNAL NOTES	-	-

12 Apr 2002	H UYEYAMA	N30 - APPLICATION	01 - ROUTINE	-
12 Apr 2002	H UYEYAMA	R90 - ACCEPTED	- RE: BU421390	-
12 Apr 2002	H UYEYAMA	993 - SEE INTERNAL NOTES	- HOLD OCCUPANCY	-
02 May 2002	H UYEYAMA	N31 - ISSUE SC PERMIT	01 - ROUTINE	SC - 010296
02 May 2002	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
06 Jun 2002	H UYEYAMA	N31 - ISSUE SC PERMIT	10 - SRCE CNTRL PERMIT	SC - 010296
06 Jun 2002	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
26 Jul 2002	H UYEYAMA	R62 - INFORMATION RECVD	- FROM MORROW ENV.	-
26 Jul 2002	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
29 Jul 2002	H UYEYAMA	N30 - APPLICATION	01 - ROUTINE	-
29 Jul 2002	H UYEYAMA	R90 - ACCEPTED	- RE: OC417543	-
29 Jul 2002	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-

Address to **Note Types****Note Type****Number of notes for this permit**[⤴](#) **09 - INTERNAL NOTES** **1****Notes****Number****Title****Included?****List
seq****Updated By****Date Updated**[⤴](#) 081 ENV PROTECTION INSPECTION 081 H UYEYAMA 29 Jul 2002

Nov 24/99:- Re:BU413948:- A site profile for the above referenced site have been forwarded to the MOE for their review.
Hold demolition permit until we receive a clearance from the MOE.

Jan 5/00:- Re:BU413948:- Received a copy of letter from the MOE for the above referenced site Re: Site Profile Submission Application for Demolition Permit 2001 Kingsway. MOE replied that submission of a preliminary site investigation report for the subject site is required for their review, however, the ministry is not opposed to issuance of permits which will facilitate investigation and remediation of potentially contaminated sites (ie demolition permit). Demolition permit BU413948 for 2001 Kingsway is approved. A Development and/or Rezoning/Subdivision application requires a clearance from the MOE.

Jan 4/01:- Re:DE405484:- Hold approval of DE405484 until we receive a clearance from the MOE.

Feb 21/01:- Re:DE405484:- Received a copy of letter from the MOE for the above referenced site Re: Site Profile Submission/Notice of Intent to Undertake Independent Remediation Application for Development Permit 2001 Kingsway. MOE replied that: (1) acknowledge receipt of a notice of intent to undertake independent remediation at this site and (2) the ministry does not presently require submission of a site investigation report under section 26.2 of the Waste Management Act. DE405484 is approved. Hold occupancy until we receive a closure report. The Building

Application for the above Development Application requires our clearance (ie emergency gasoline spill sump, piezometer etc).

July 5/01:- Re:SC100296:- Issued a Waste Discharge Permit SC010296 for 30 days from July 9, 2001. The permit authorizes discharge of 22 cubic metres of treated groundwater to the sanitary sewer at maximum rate of 200 l/min.

Oct 2/01:- Re: SC010296: Received a closure letter from the Morrow Environmental Consultants Inc for the above project. There was no discharge of groundwater/rain water to the sanitary sewer from the above site.

Apr 12/02:- Re: BU421390: BU421390 is approved on a performance basis subject to: (1) grease trap (GT) must be 50 GPM size and (2) GT be designed so that it can be readily cleaned. Received an " assurance letter ", dated April 12, 2002, from Lawrence Ng, Real Estate Manager for Imperial Oil, informing us that there will be minimal soil disturbance associated with the above project. Following are treatment systems/equipments for the proposed service station: (a) installation of 3 - 46,000 L double wall fibreglass tanks, (b) emergency spill sump at a southwest corner, (c) stage 1 vapour recovery system, (d) submerged turbine pumps, (e) tank level monitor, (f) spill containment manways, (g) 4 - piezometers, (h) veeder root tank monitoring system, (i) overfill protection valves, (j) master control off switch for the pumps and (k) fire suppression systems. A runoff from the site will flow through an emergency spill sump prior to discharge to the storm sewer. Hold occupancy until we receive a closure report for the independent remediation of the site and inspection of the treatment systems.

May 2/02:- Re: SC010296:- An amended permit was issued for the above site. The permit is for 30 days from May 6, 2002 and authorizes discharge of 120 cubic metres of treated groundwater to the sanitary sewer at maximum rate of 200 l/min.

June 6/02:- Re: SC010296:- Issued a 30 days extension from June 6, 2002. An additional authorized volume discharge of 80 cubic metres was approved, total volume discharge of 200 m3 from May 6, 2002 to July 7, 2002.

July 26/02:- Re: OC417543:- Received a closure letter from the Morrow Environmental Consultants Inc., dated July 26,

July 20/02. Re: OC417543. Received a closure letter from the Morrow Environmental Consultants Inc., dated July 20,
2002 for the independent remediation for the above site. A site inspection is required (check of treatment systems)
prior to occupancy approval.
July 29/02:- Re: OC417543:- There is a 20 GPM grease trap (GT) recessed in slab under double compartment sinks. Since
there will be no cooking inside, 20 GPM GT is acceptable (GT not required for the operation). OC417543 is approved
on a performance basis.

Note Numbers

001 Entered by: H UYEYAMA On: 19991124 Updated by: H UYEYAMA On: 20020726

Note

Nov 24/99:- Re:BU413948:- A site profile for the above referenced site have been forwarded to the MOE for their review. Hold demolition permit until we receive a clearance from the MOE.

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Jan 4/01:- Re:DE405484:- Hold approval of the above Development

Permit until we receive a clearance from the MOE.

Feb 21/01:- Re:DE405484:- Received a copy of letter from the MOE for the above referenced site Re: Site Profile Submission/Notice of Intent to Undertake Independent Remediation Application for Development Permit.

MOE replied that: (1) acknowledge receipt of a notice of intent to undertake independent remediation at this site and (2) the ministry does not presently require submission of a site investigation report under section 26.2 of the Waste Management Act. DE405484 is approved.

Hold occupancy until we receive a closure report. The Building Application for the above Development Application requires our clearance (ie emergency gasoline spill sump, piezometer etc).

July 26/02:- Re: OC417543:- Received a closure letter from the Morrow Environmental Consultants Inc., dated July 26, 2002 for the completion of the independent remediation for the above site. A site inspection is required (check of treatment systems) prior to occupancy approval.