

Date	Action by	Action		Action specifics	Reference
02SEP17	H UYEVAMA	N31 ISSUE PERMIT	10	SRCE CNTRL PERMIT	SC 020327
02SEP17	H UYEVAMA	993 SEE INTERNAL NOTES			
02SEP27	H UYEVAMA	N03 ROUTINE MONITOR	02	COMPLAINT	VI 10354
02SEP27	H UYEVAMA	R62 INFORMATION RECVD		GVRD	
02SEP27	H UYEVAMA	993 SEE INTERNAL NOTES			
02OCT22	H UYEVAMA	N12 SOIL ASSESSMENT	01	ROUTINE	
02OCT22	H UYEVAMA	R62 INFORMATION RECVD		MORROW ENV	
02OCT22	H UYEVAMA	993 SEE INTERNAL NOTES			

F1=Help F2=Print F3=Jump F4=Table F5=Refresh F6=Page F7=Prev
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 F14=Action attributes F15=Notes F16=Business license
 F17=Addr insp schedule F18=Address inquiry F21=Address/permit search

2002/10/22 09:19:40

PSA270.00 PSP270CW

AD924427: ADDRESS CONTROL

Note type: INTERNAL NOTES

Title : ENV PROTECTION INSPECTION

< Permits PRISM Properties =>
Permit - Update Note

City of Vancouver

Page 4 of 5

Address: 5702 GRANVILLE ST

Last update by: H UYETAMA

Date updated : 02OCT22

52 the house for gasoline , (3) remediation is taking place on north side of the property, away from the complainant's
53 house, (5) prevailing wind at the time of inspection was southerly direction, away from the house and (6) whenever the
54 soil was scooped up by the front end loader, AIM gas detector had a reading of 3% LEL (measurement taken on the city
55 sidewalk, northeast side of the property), but quickly drop off to 0 % LEL since gasoline vapour dissipated quickly
56 in air. I spoke to Kelli DeWitt, field technician from Morrow Environmental, and was informed that during remediation
57 on the south side of the property [completed in 1 day], closest to the complainant's house, whenever the soil was
58 scooped up, the GasTech gas detector had a reading of 200 - 300 ppm gasoline (equivalent to 2 - 3 % LEL) but the
59 reading quickly drop off to 0 ppm and also complainant was verbally abusing the workers on site. This is an independent
60 remediation of site for preparation of construction of a new service station with convenience store and car wash. I
61 spoke to Larry Avanthay, GVRD Air Quality Officer, and informed him of the above findings. Larry mentioned that they
62 received a complaint in regards to air quality from the service station by the same complainant last year and they
63 sent letters to the complainant with their findings and recommendations. I was unable to get in contact with the
64 Environmental Health inspector on the day of complaint for joint inspection. There is very little that can be done
65 for the complaint, only recommendation is to make sure that all the windows are closed (one of basement window was open
66 at the time of inspection) to minimized any vapour from draw into the house. The complainant also contacted the Fire
67 Department (last week ?), and the Hazmat Response Team responded to the complaint with no action taken.
68 Oct 22/02:- Received a closure letter from the Morrow Environmental Consultants for the independent remediation of

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F18=Delete note		F19=Prev10		F20=Next10	F22=Print note	

2002/10/22 09.29.11

PSA270.00 PSP270CW

AD424427: ADDRESS CONTROL

Note type: INTERNAL NOTES

Title : ENV PROTECTION INSPECTION

<mits PRISM Properties =>
Permit - Update Note

City of Vancouver
Page 5 of 5

Address: 5702 GRANVILLE ST

Last update by: H UYEVAMA

Date updated : 02OCT22

69 the above site. Information received was that the accessible hydrocarbon impacted soil on the site was excavated.

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CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department
Inspections Division

FAX TRANSMISSION

January 14, 2002 at 8:06 AM

To: Kerri Dundas **Fax:** (604) 582-5334
Organization: MWLAP **Phone:**
From: Hank Uyeyama, Environmental Protection Officer **Fax:** 604.873-7963
Organization: Community Services **Phone:** 604.873-7732
Subject: 5702 Granville Street - File #26250-20/7476

Number of Pages being Transmitted: 2
Original to Follow: No
Reply to the Attention of: Hank Uyeyama

Message:

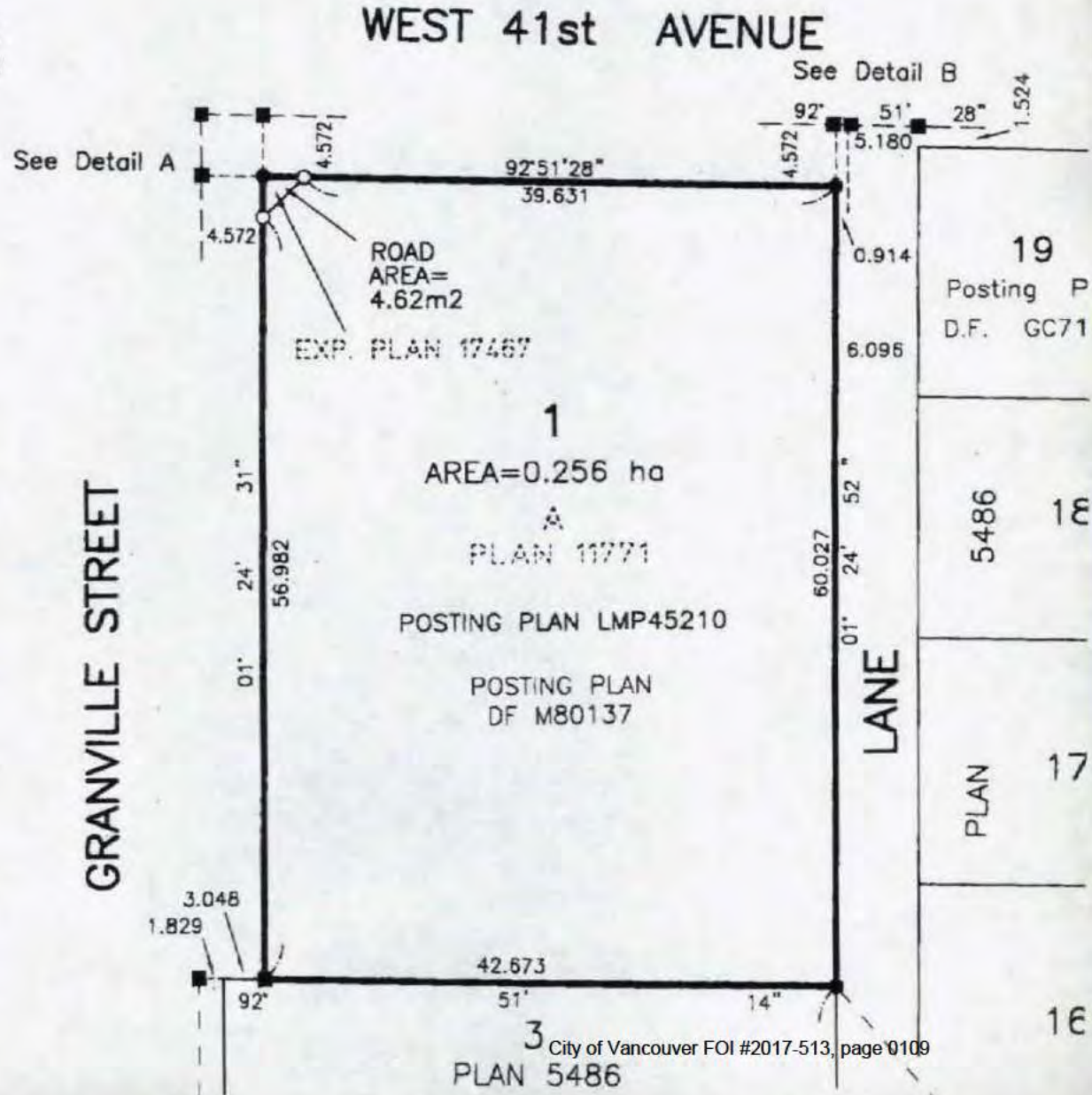
A site profile for the above subject site was forwarded to the Ministry on August 24, 2001 for review for a Rezoning Application. We received an approval letter from the Ministry dated September 24, 2001 for the above application. Received a Subdivision Application to dedicate a 3.048 metre x 3.048 metre corner-cut for road purposes. We are seeking advice for the subdivision application. Attached is a site plan for the road dedication. If you have any questions please contact me at (604) 873-7732.

Regards Hank



DETAIL A
SCALE 1:250

WEST 41st A
92
3
PLAN



WEST 41st AVENUE

GRANVILLE STREET

LANE

2001/12/21 14.12.50

<= Permits PRISM Properties =>

City of Vancouver

PSA270.00 PSP270CW

Permit - Update Note

Page 2 of 2

AD424427: ADDRESS CONTROL

Address: 5702 GRANVILLE ST

Note type: INTERNAL NOTES

Last update by: N MCCREEDY

Title : ENV PROTECTION INSPECTION

Date updated : 01DEC20

18

19 investigation report is granted at this time since site investigations are conducted as
 a part of an independent
 20 remediation process, (3) above decision pertains only to the above rezoning application
 and (4) any future
 21 application for the site requires a further advice from the Ministry. Rezoning
 Application is approved. Please note
 22 that future application such as Subdivision, Demolition and/or Development requires a
 clearance from the MWLAP.
 23

24 Nov 27/01:- Referral from Environmental Health:- Arnaud Zondag, Environmental Health
 Inspector passed on a complaint
 25 of gasoline odour in the house south of the above service station. The odour in the
 house occurs periodically.
 26 Arnaud Zondag and myself conducted a joint inspection of the service station. There is a
 vent pipe from the underground
 27 storage tanks (UST) located by the south east side of the property. When restocking
 the UST, a vapour recovery system
 28 is used, minimizing loss of gasoline vapour. At the time of inspection, we did not smell
 any gasoline odour by the south
 29 side of the property, closest point to the house in question. We also spoke to a gas
 service attendant and he informed
 30 us that he did not notice any strong odour of gasoline while at work. I have informed
 the complainant of above findings.
 31

32 Dec20/01: - Building Permit Plans are required for our approval for this new gas station
 and car wash. An erosion and
 33 sediment control plan is required during construction

34

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	F16=Next note				
F18=Delete note note		F19=Prev10		F20=Next10	F22=Print

SC020327



Roberts St. Office:
Suite 140 - 8400 Roberts Street
BURNABY, BRITISH COLUMBIA
CANADA V5G 3K4

TELEPHONE: 604 473-2073
FACSIMILE: 604 473-2063

WWW.MORROWENV.COM
CORP@MORROWENV.COM

Urgent Normal

FAX COVER

TO: Hank Uyeyama FROM: Daisy Lung
 COMPANY: City of Vancouver, Permits & Licences DATE: 2002 09 06
 Department
 FAX: 604-873-7963 PROJECT #: V9-335
 PAGES: 4 (including cover)



cc: To: Linda Eastcott, Imperial Oil Limited Fax: 604-451-1347 Sent by/Time ___/___
 To: Fax: Sent by/Time ___/___

REFERENCE: Waste Discharge Permit Application - 5702 Granville Street

MESSAGE:

Attached is an application letter for a waste discharge permit. If you have any questions or concerns, please contact me at 604-473-2073 ext. 27.

Regards,

Sent by/Time _____ / _____

This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and subject to copyright. Any unauthorized use, copying, review, or disclosure is prohibited. Please notify the sender immediately if you have received this communication in error (by calling collect, if necessary) so that we can arrange for its return at our expense. Thank you for your assistance and cooperation.

Corporate Head Office:

Burnaby, British Columbia

Regional Branch Offices:

BRITISH COLUMBIA

Burnaby	Kelowna	Prince George
Victoria	Cranbrook	Terrace
Nanaimo		Fort St. John

ALBERTA

Calgary
Edmonton

MANITOBA

Winnipeg



Corporate Head Office:

5151 CANADA WAY
BURNABY, BRITISH COLUMBIA
CANADA V5E 3N1

TELEPHONE: 604 515 5151
FACSIMILE: 604 515 5150

WWW.MORROWENV.COM
CORP@MORROWENV.COM

2002 09 06

Project V9-335

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

ATTENTION: Mr. Hank Uyeyama, Environmental Protection Officer

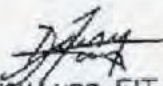
REFERENCE: Request for a Waste Discharge Permit for Treated Groundwater During Remediation of the Esso Service Station at 5702 Granville Street, Vancouver, BC (Location No. P03982)

On behalf of Imperial Oil Limited (IOL), Morrow Environmental Consultants Inc. (Morrow) requests a 90-day Waste Discharge Permit for the discharge of treated groundwater accumulation within a proposed excavation at the above referenced site. A site plan, shown on Drawing V9-335-003, is attached for your reference. The accumulated water would be discharged to the City of Vancouver sanitary sewer system via an existing on-site connection. Dewatering of the excavation is required to facilitate the excavation and removal of impacted soil at the site. Morrow requests that the permit be valid for 90 days commencing 2002 09 19. The effluent would be discharged in a continuous stream once analytical testing has shown that the proposed treatment process is effective.

The effluent will be treated in a large capacity above ground storage tank (AST) using in-line filter bags and activated carbon vessels. A schematic diagram for the proposed groundwater treatment system is attached. The treated water will be sampled and analysed for the following parameters: total extractable hydrocarbons (TEH), benzene, ethylbenzene, toluene, xylenes (BETX), polycyclic aromatic hydrocarbons (PAH), total suspended solids, total metals, and pH. Discharge of the effluent is requested on an "as needed basis" 24 hours a day, seven days a week, but will probably be limited to regular work hours between 7:00 a.m. and 5:00 p.m. on weekdays.

The proposed discharge volume is estimated to be approximately 200 m³. The proposed maximum instantaneous flow rate is 200 L/minute. A flow meter will be utilized to record flow rates and the total flow discharge. A written report will be provided to you following the completion of the project.

We trust this provides you with the information you currently require to process this application for a Waste Discharge Permit. If you have any questions or require additional information, please contact Meredith Guest (ext. 12) or myself (ext. 27) at 604-473-2073.


Daisy Lung, EIT

MORROW ENVIRONMENTAL CONSULTANTS INC.

DL/pv

T:\V9\335\906DLA.DOC

enc.

- Drawing V9-335-003 – Site Plan
- Schematic: Water Treatment System

cc: Linda Eastcott, P.Eng., Imperial Oil Limited, Burnaby, BC

Corporate Head Office:
Burnaby, British Columbia

Regional Offices:

BRITISH COLUMBIA

Burnaby Kelowna
Victoria Cranbrook
Nanaimo Prince George

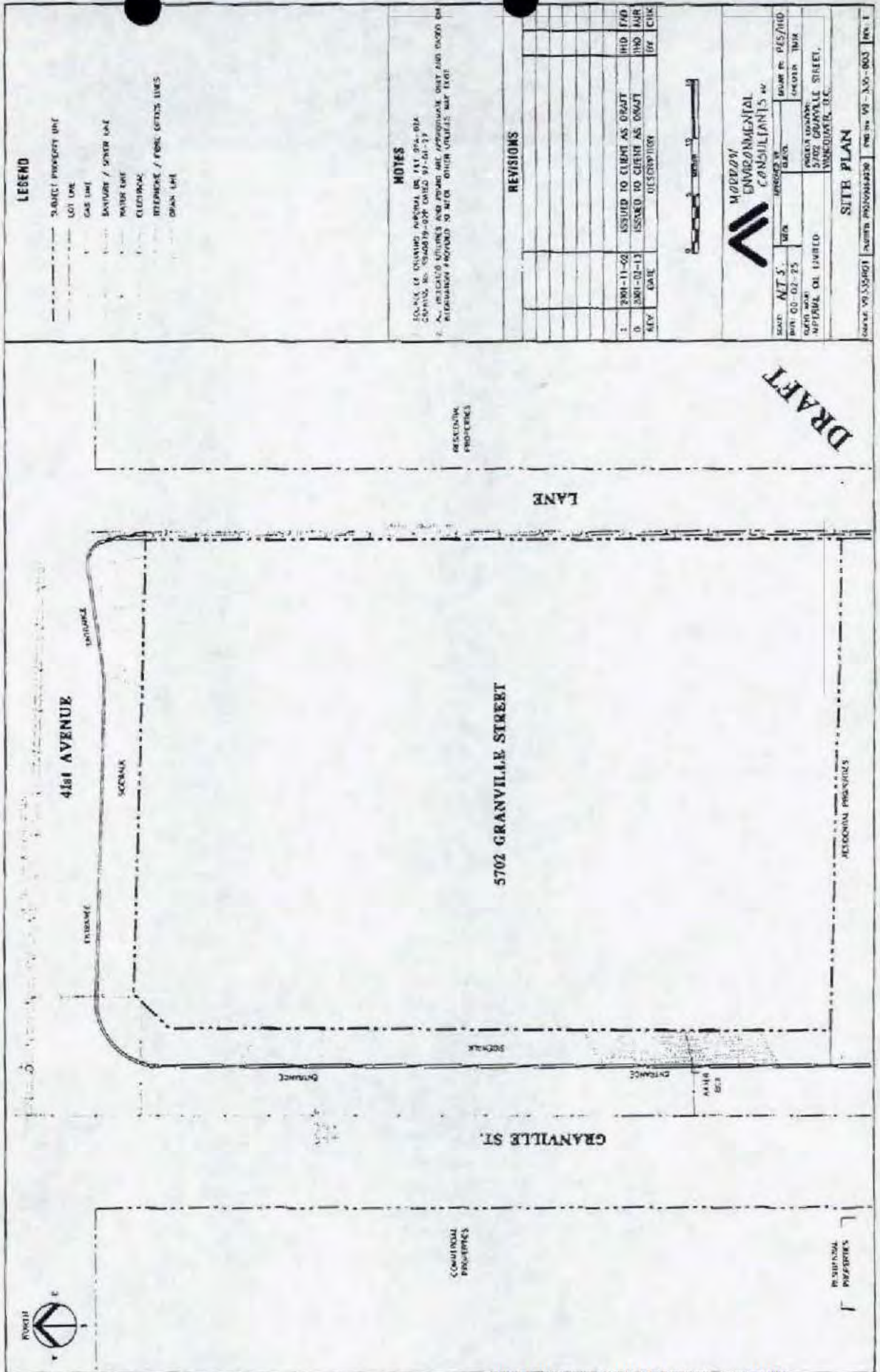
ALBERTA

Terrace
Fort St. John

Calgary
Edmonton

MANITOBA

Winnipeg



DRAFT

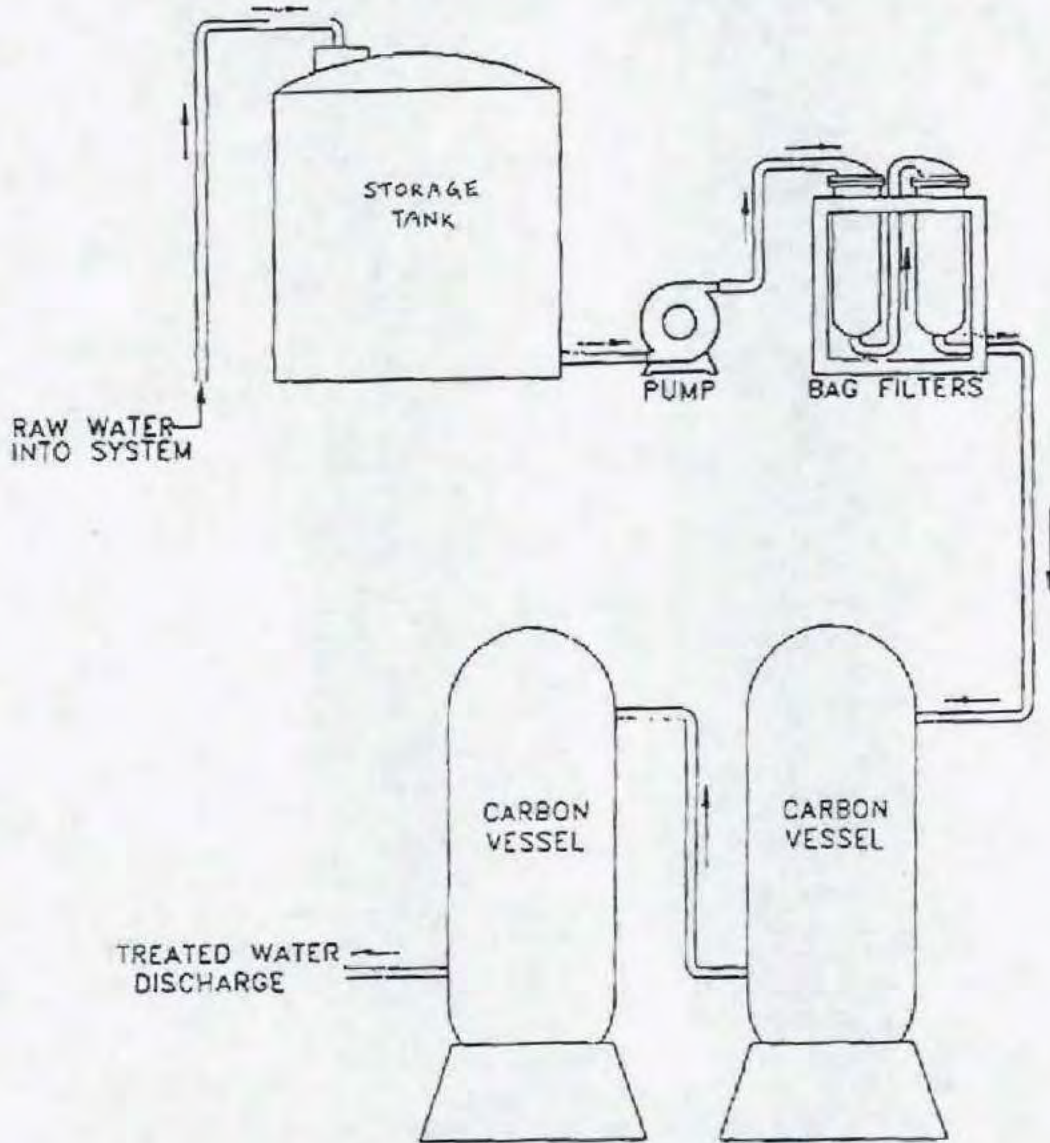
LANE

41st AVENUE

5702 GRANVILLE STREET

GRANVILLE ST.





HAZGO ENVIRONMENTAL SERVICES LTD	
DATE: AUGUST 13/97	SCALE: NTS
<i>WATER TREATMENT SYSTEM</i>	

Uyeyama, Hank

From: Sheel, Jennifer
Sent: Wednesday, September 11, 2002 10:57 AM
To: Uyeyama, Hank
Subject: FW: 5702 Granville Street

Hank,

Everything is ok for 5702 Granville St. I'm just wondering if the Weyerhaeuser site is the abandoned saw-mill site. I don't believe there are any other connections currently in use for this line but could you please confirm.

Thanks
Jen
6723

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

From: Grill, Aaron
Sent: Tuesday, September 10, 2002 8:49 AM
To: Sheel, Jennifer
Subject: FW: 5702 Granville Street

41st/Granville area

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

From: Uyeyama, Hank
Sent: Monday, September 09, 2002 12:20 PM
To: Grill, Aaron
Subject: 5702 Granville Street

Hi Aaron:

Received a request for waste discharge permit to discharge treated groundwater from the above subject site to the sanitary sewer. Following is the parameters requested: (1) Permit is for 90 days from Sept 19/02, (2) total volume discharge will be 200 m3 and (3) maximum instantaneous flow rate is 200 l/min. I am requesting an approval for the above application.

Thanks Hank



Date: SEP 24 2001

Your File:
Our File: 26250-20/7476
SITE 7476

VIA FAX ONLY: (780) 440-8124

Imperial Oil Limited
325 - 9405 50th Street
Edmonton, AB T6B 2T4

DEPARTMENT OF PERMITS & LICENSES
ENVIRONMENTAL PROTECTION BRANCH
CHECKED SEPT. 25, 2001
APPROVED AM

Attention: Heather Hynes

RE: 5702 GRANVILLE ST
REZONING

Dear Heather Hynes:

Re: Site Profile Submission/Notice of Intent to Undertake Independent Remediation
Application for Rezoning
5702 Granville Street, Vancouver
PID: 009-014-772

This letter is to acknowledge receipt of a satisfactorily completed site profile pertaining to the above-referenced site. We also 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. An electronic copy of draft Guidance Document #4 can be obtained from the ministry's contaminated sites web page located at http://www.elp.gov.bc.ca/epd/epdpa/contam_sites/guidance/index.html.

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/wlap/p2/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

Ministry of Water, Land and Air Protection

Regional Operations
Lower Mainland Region
Contaminated Sites

Mailing/Location Address:
10470 152 Street
SURREY BC V3R 0V3

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

with any future applications for this site identified in section 26.1 of the *Waste Management Act*;

- 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;


- the ministry recommends that you review all aspects of the government's contaminated sites

- the ministry recommends that you review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and remediation of the site; 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 Management Act* and regulations (e.g. Contaminated Sites Regulation, Special Waste Regulation etc.). The ministry considers these persons responsible for ensuring that "onsite" contaminants are not migrating "offsite" and that any associated human health or environmental impacts ("on" or "offsite") are identified and addressed, including written notification to any potentially affected parties (e.g. adjacent land owners/occupants, municipalities, utility companies etc.). The ministry shall be copied on all notifications.

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

If you have any questions about this letter please contact Stephen Dankevych at (604) 582-5375.

Yours truly,

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

kd/

cc: Hank Uyeyama, City of Vancouver. FAX: (604) 873-7963

TABLE 13: Summary of Analytical Results for Treated Groundwater (BTEX, PAH, TEH, TSS, Metals)

Sample Location		Treated Groundwater		Travel Blank	City of Vancouver Permit
Sample ID	Sample Date	TANK1-021119 2002 11 19	TANK2-021122 2002 11 22	T.BLANK-021119 2002 11 19	Waste Discharge Permit No. SC020327
Parameter	Units	Analytical Results			
pH	pH	8.9	7.6	-	5.5 - 10.5
Gross Parameters					
Total PAH's	mg/L	< 0.00005	< 0.00005	-	0.05
TEH	mg/L	< 0.1	< 0.1	-	15
Benzene	mg/L	< 0.0005	< 0.0005	< 0.0005	1.0
Toluene	mg/L	< 0.0005	< 0.0005	< 0.0005	1.0
Ethylbenzene	mg/L	< 0.0005	< 0.0005	< 0.0005	1.0
Xylenes	mg/L	< 0.0005	< 0.0005	< 0.0005	1.0
VPH	mg/L	< 0.1	< 0.1	< 0.1	1.5
MTBE	mg/L	< 0.004	-	-	4.4
Total Metals					
Cadmium	mg/L	0.004	< 0.0001	-	0.2
Chromium	mg/L	< 0.005	< 0.005	-	4.0
Copper	mg/L	< 0.005	0.024	-	2.0
Lead	mg/L	0.0035	0.0165	-	1.0
Zinc	mg/L	0.006	0.029	-	3.0
Total Suspended Solids					
TSS	mg/L	24	< 4	-	600

Associated PSC files: 08126534, 08109385.

Term(s) defined within the body of Morrow's report, or the Glossary of Technical Terms and Abbreviations.

- < Denotes concentration less than indicated detection limit.
- Denotes analysis not conducted.
- n/a Denotes no applicable standard.

BOLD Concentration greater than or equal to City of Vancouver Waste Discharge Permit No. SC020327.

2002/03/04 11.12.09
PSA300.00 PSP300D
Address : 5702 GRANVILLE ST

<= [redacted]mits PRISM Properties =>
Address - Action Detail

City of Vancouver
Page 2 of 2

Group 81: ENV PROTECTN INSPN
Status : OPEN

Date	Action by	Action	Action specifics	Reference
01NOV27	H UYEYAMA	N03 ROUTINE MONITOR	03	REFERRAL
01NOV27	H UYEYAMA	R61 INFORMATION GIVEN		JOINT INSPECTION
01NOV27	H UYEYAMA	993 SEE INTERNAL NOTES		ENV HEALTH
01DEC20	N MCCREEDY	993 SEE INTERNAL NOTES		PLAN CHECKING
02JAN14	H UYEYAMA	N12 SOIL ASSESSMENT	12	REZONING/SUBDIVISN
02JAN14	H UYEYAMA	R32 FOLLOW-UP REQUIRED		RE: SUBDIVISION
02JAN14	H UYEYAMA	993 SEE INTERNAL NOTES		
02MAR04	H UYEYAMA	N12 SOIL ASSESSMENT	12	REZONING/SUBDIVISN
02MAR04	H UYEYAMA	R90 ACCEPTED		RE: SUBDIVISION
02MAR04	H UYEYAMA	993 SEE INTERNAL NOTES		

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F14=Action attributes F15=Notes F16=Business license
F17=Addr insp schedule F18=Address inquiry F21=Address/permit search

2002/03/04 11.11.57

PSA270.00 PSP27DCW

AD42427: ADDRESS CONTROL

Note type: INTERNAL NOTES

Title : ENV PROTECTION INSPECTION

< Permits: PRISM Properties =>
Permit - Update Note

City of Vancouver
Page 1 of 3

Address: 5702 GRANVILLE ST

Last update by: H UYEHAMA

Date updated : 02MAR04

01 Jan 17/00:- Re: File Research:- Following records were found: (1) inspection on December 8/75 show that there were 4 -
02 5000 gal underground storage tank (UST) for gasoline and 1 - 500 gal UST for waste oil, (2) an enforcement letter
03 from the City dated November 12/76 was sent to Imperial Oil Limited at 475 West Georgia to take a necessary corrective
04 action for pumps which are losing prime, (3) noted dispensers were leaking during the inspection on Nov 10/76, (4) the
05 manager of the service station reported inventory loss of 1100 litre of gasoline during February 1985, (5) an UST was
06 removed in March 1986 and (6) a Development and Building Permit was issued to construct a kiosk on the site on March
07 10/97.

08
09 Aug 17/01:- Re:Rezoning:- A site profile is required for the above referenced site.

10
11 Aug 24/01:- A site profile for the above referenced site have been forwarded to the Ministry of Water, Land and Air
12 Protection (MWLAP) for their review. Hold approval of rezoning until we receive a clearance from the MWLAP.

13
14 Sept 25/01:- Re: Rezoning:- Received a copy of Letter from the Ministry of Water, Land and Air Protection (MWLAP)
15 for the above site Re: Site Profile Submission/Notice of Intent to Undertake Independent Remediation Application for
16 Rezoning 5702 Granville Street. The ministry replied that: (1) does not presently require submission of a site
17 investigation report under section 26.2 of the Waste Management Act, (2) released from submission of a site

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F18=Delete note		F19=Prev10		F20=Next10	F22=Print note	

2002/03/04 11.11.41

PSA270.00 PSP270CW

AD424427: ADDRESS CONTROL

Note type: INTERNAL NOTES

Title : ENV PROTECTION INSPECTION

<mits PRISM Properties =>
Permit - Update Note

City of Vancouver
Page 2 of 3

Address: 5702 GRANVILLE ST

Last update by: H UYEHAMA

Date updated : 02MAR04

18

19 investigation report is granted at this time since site investigations are conducted as a part of an independent
20 remediation process, (3) above decision pertains only to the above rezoning application and (4) any future
21 application for the site requires a further advice from the Ministry. Rezoning Application is approved. Please note
22 that future application such as Subdivision, Demolition and/or Development requires a clearance from the MWLAP.

23

24 Nov 27/01:- Referral from Environmental Health:- Arnaud Zondag, Environmental Health Inspector passed on a complaint
25 of gasoline odour in the house south of the above service station. The odour in the house occurs periodically.
26 Arnaud Zondag and myself conducted a joint inspection of the service station. There is a vent pipe from the underground
27 storage tanks (UST) located by the south east side of the property. When restocking the UST, a vapour recovery system
28 is used, minimizing loss of gasoline vapour. At the time of inspection, we did not smell any gasoline odour by the south
29 side of the property, closest point to the house in question. We also spoke to a gas service attendant and he informed
30 us that he did not notice any strong odour of gasoline while at work. I have informed the complainant of above findings.

31

32 Dec20/01: - Building Permit Plans are required for our approval for this new gas station and car wash. An erosion and
33 sediment control plan is required during construction

34 Jan 14/02:- Re: Subdivision:- Requested an advice from the Ministry of Water, Land and Air Protection (MWLAP) for the

F1=Help	F2=print	F5=Refresh	F6=Page	F7=Prev page	F8=Next page	F11=Update
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2002/03/04 11.11.49

ESA270.00 PSP270CW

AD424427: ADDRESS CONTROL

Note type: INTERNAL NOTES

Title : ENV PROTECTION INSPECTION

<mits PRISM Properties =>
Permit - Update Note

City of Vancouver

Page 3 of 3

Address: 5702 GRANVILLE ST

Last update by: H UMEYAMA

Date updated : 02MAR04

35 above subdivision application. Hold approval until we receive a clearance from the MWLAP.

36

37 Mar 4/02:- Re: Subdivision:- Doug Roberts have reviewed the information that was forwarded to us by the Environmental

38 Consultant on behalf of Imperial Oil Limited and determined that there is low risk of contamination in the corner

39 cut-off (north-west corner of the site). Subdivision for the corner cut-off dedication to the City is approved from

40 our branch.

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F1=Help	F2=print	F5=Refresh	F6=Page	F7=Prev page	F8=Next page	F11=Update
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F18=Delete note		F19=Prev10		F20=Next10	F22=Print note	

2001/08/24 11.17.20

<= Permits PRISM Properties =>

City of Vancouver

PSA300.00 PSP300D

Address - Action Detail

Page 1 of 1

Address : 5702 GRANVILLE ST

Group 81: ENV PROTECTN INSPN

Status : OPEN

Date	Action by	Action		Action specifics	Reference
00JAN17	H UYEYAMA	060 OPEN GROUP			
00JAN17	H UYEYAMA	N15 FILE RESEARCH	01	ROUTINE	
00JAN17	H UYEYAMA	R61 INFORMATION GIVEN		RECORDS FOUND	
00JAN17	H UYEYAMA	993 SEE INTERNAL NOTES			
01AUG17	H UYEYAMA	N12 SOIL ASSESSMENT	12	REZONING/SUBDIVISN	
01AUG17	H UYEYAMA	R32 FOLLOW-UP REQUIRED		RE:REZONING	
01AUG17	H UYEYAMA	993 SEE INTERNAL NOTES			
01AUG24	H UYEYAMA	N55 SITE PROFILE FWD	25	FORWARD TO B.C.E.	
01AUG24	H UYEYAMA	993 SEE INTERNAL NOTES		RE: REZONING	
01AUG24	H UYEYAMA	R62 INFORMATION RECVD		\$50 REC'D	

F1=Help F2=Print F3=Jump F4=Table F5=Refresh F6=Page F7=Prev
 F8=Next F9=Desc F11=Update F12=Return F13=Last update by
 F14=Action attributes F15=Notes F16=Business license
 F17=Addr insp schedule F18=Address inquiry F21=Address/permit search

2001/08/24 11.17.05

PSA270.00 PSP270CW

AD424427: ADDRESS CONTROL

Note type: INTERNAL NOTES

Title : ENV PROTECTION INSPECTION

< Permits FRISM Properties =>
Permit - Update Note

City of Vancouver

Page 1 of 1

Address: 5702 GRANVILLE ST

Last update by: H UYEHAMA

Date updated : 01AUG24

01 Jan 17/00:- Re: File Research:- Following records were found: (1) inspection on December 8/75 show that there were 4 -
02 5000 gal underground storage tank (UST) for gasoline and 1 - 500 gal UST for waste oil, (2) an enforcement letter
03 from the City dated November 12/76 was sent to Imperial Oil Limited at 475 West Georgia to take a necessary corrective
04 action for pumps which are losing prime, (3) noted dispensers were leaking during the inspection on Nov 10/76, (4) the
05 manager of the service station reported inventory loss of 1100 litre of gasoline during February 1985, (5) an UST was
06 removed in March 1986 and (6) a Development and Building Permit was issued to construct a kiosk on the site on March
07 10/97.

08

09 Aug 17/01:- Re:Rezoning:- A site profile is required for the above referenced site.

10

11 Aug 24/01:- A site profile for the above referenced site have been forwarded to the Ministry of Water, Land and Air
12 Protection (MWLAP) for their review. Hold approval of rezoning until we receive a clearance from the MWLAP.

13

14

15

16

17

File has been updated.

F1=Help	F2=print	F5=Refresh	F6=Page	F7=Prev page	F8=Next page	F11=Update
F12=Return		F13=Insert line		F14=Delete line	F15=Prev note	F16=Next note
F18=Delete note		F19=Prev10		F20=Next10	F22=Print note	

Roberts, Doug

From: Roberts, Doug
Sent: January 25, 2002 10:15 AM
To: Murphy, David
Cc: Uyeyama, Hank
Subject: 5702 Granville St.

David,

The soil issues and process at this site are somewhat confusing. When the rezoning request came in a site profile was received and forwarded to MOE. At the same time Esso requested through MOE to proceed using Independent Remediation and guidance document 4(GD4). This is a special process used by oil companies to redevelop their existing sights whereby the use stays the same as well as the ownership. The MOE in these cases replies to the SP stating that under 26.2 of the Waste Management Act a site investigation report is not required at this time. This statement allows the City to issue approvals. GD4 requires the oil company to apply for an AIP if off-site contamination is found. But because the rezoning had a condition that required a subdivision for the corner cut we put a Hold on issuance until Esso can show us that this area which will come to the City is not contaminated.

Call me at 7567 and I can try to explain this better than I have above.....

Cheers

CHECKED AUG. 24, 2001

APPROVED [Signature]

RE: 5702 GRANVILLE
REZONING

SCHEDULE 1
Site Profile

(Version 1.2)

I CONTACT IDENTIFICATION

A. Name of Site Owner:

Last Hynes First Heather Middle Initial (s) M (and/or, if applicable)
 Company Imperial Oil Limited
 Owner's Civic Address 325, 9405 - 50th Street,
 City Edmonton Province/State Alberta
 Country Canada Postal Code/ZIP T6B 2T4

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

Last Roberts First Nicholas Middle Initial (s) J (and/or, if applicable)
 Company Morrow Environmental Consultants Inc.

C. Person to Contact Regarding the Site Profile:

Last Hynes First Heather Middle Initial (s) M (and/or, if applicable)
 Company Imperial Oil
 Mailing Address As above
 City _____ Province/State _____
 Country _____ Postal Code/ZIP _____
 Telephone (780) 440 - 8111 Fax (780) 440 - 8124

II SITE IDENTIFICATION

IF Legally Titled, Registered Property

Site Street Address (if applicable) 5702 Granville Street
 City Vancouver Postal Code V6M 3C7

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

PID	Legal Description
<u>009-014-772</u>	<u>Lot A of Lot 1, Block 6, District Lot 526, Plan 11771</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.*

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

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

OR

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

Latitude: Degrees 49 Minutes 14 Seconds 0
Longitude: Degrees 123 Minutes 8 Seconds 15

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)

III. COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

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

EXAMPLE:

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

Please print legibly. Attach an additional sheet if necessary.

<u>Schedule 2 Reference</u>	<u>Description</u>
F5	Petroleum product dispensing facilities, including service stations and cardlocks

**SCHEDULE 1
Site Profile**

(Version 1.2)

IV. AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		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
V. FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		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
VI. WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit or dumping 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)

VII. TANKS OR CONTAINERS USED OR STORED			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A	Underground fuel or chemical storage tanks?	X	
B	Above ground fuel or chemical storage tanks?		X
VIII. SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A	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
IX. LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge, are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		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
X. ADDITIONAL COMMENTS AND EXPLANATIONS			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages if necessary):</p> <p>Stage 1 PSI current in progress</p> <hr/> <hr/> <hr/> <hr/> <hr/>			

**SCHEDULE 1
Site Profile**

(Version 1.2)

XI. - SIGNATURES			
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.			
		2001 01 29.	
Signature of person completing site profile		Date completed (YY-MM-DD)	
XI. OFFICIAL USE			
Local Authority			
Reason For Submission (Please check one or more of the following)			
Subdivision Application <input type="checkbox"/> Zoning Application <input type="checkbox"/> Development Permit <input checked="" type="checkbox"/> Variance Permit <input type="checkbox"/> Demolition Permit <input type="checkbox"/>			Soil Removal <input type="checkbox"/>
Date Received:	Local government contact:	Date Submitted to Site Registrar:	Date forwarded to BC Environment Manager:
AUGUST 24/01	Name: <u>HANK UYEHAMA</u> Agency: <u>CITY OF VANCOUVER</u> Address: <u>453 WEST 12TH AVENUE</u> <u>VANCOUVER V5Y 1V4</u> Telephone <u>(604) 873-7732</u> Fax <u>(604) 873-7963</u>		AUGUST 24, 2001
BC Environment Manager			
Reason For Submission (Please check one or more of the following)			
Under order <input type="checkbox"/> Site Decommissioning <input type="checkbox"/> Foreclosure <input type="checkbox"/>			
Date Received:	Assessed by / local contact:	Investigation Required?	Decision Date:
	Name _____ Region _____ Telephone _____ Fax _____ If site profile entered, SITE ID # _____	YES NO _____	
Site Registrar			
Date Received:	Entered on to site registry by:	Site ID #:	Entry Date:



Fire, Life Safety & Building Code Consultants

RECEIVED
 CITY OF VANCOUVER
 OCT 21 2002
 COMMUNITY SERVICES
 ENVIRONMENTAL PROTECTION

Protection Engineering Inc.
 Standard Building, Suite 1400
 570 West Hastings Street
 Vancouver, British Columbia
 Canada V6B 1L8
 ☎ 604.682-0388
 ☒ 604.682-6105
 E-Mail: info@peinc.com
 www.peinc.com

FAX COVER PAGE

Date: 21 OCTOBER 2002 Project No: 02-1027
 Fax to: City of Vancouver Project: 5702 GRANVILLE
 Attn: HANK UYEYAMA/KANDIAH P. Subject: ENVIRONMENTAL
 Fax No: 873-7963 873-7060
 cc: _____

- For Your Information As Requested by You Other
 For Your Approval For Your Review and Comment

Description of Attachments/Comments:

LETTER FROM IMPERIAL OIL, AS DISCUSSED

Confirmation Sent by Mail Yes No

From: LINDA VACTER Signature: [Signature]

Including this cover page 2 pages are being transmitted

Please telephone (604) 682-0388 to advise of any transmission problems.

The information contained in this facsimile is confidential and intended for only the individual or entity named above. Any use of this facsimile by an unauthorized recipient is prohibited.
Proc 00/FAX PRC



Imperial Oil

Imperial Oil Limited
Products and Chemicals Division
Engineering, Maintenance and Repair
Suite 405, 5945 Kathleen Avenue
Burnaby, B.C.
V5H 4J7

Linda Eastcott, M.A.Sc., P.Eng.
Sr. Site Remediation Specialist

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

October 17, 2002

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

VIA FACSIMILIE: 604-673-7100 **873-7963**

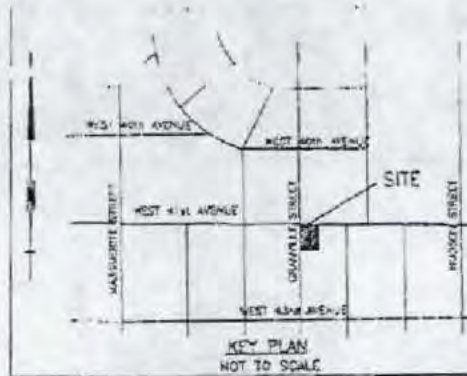
Attention: Mr. Hank Uyeyama, Environmental Protection Officer

RE: 5702 Granville, Vancouver, BC

Imperial Oil advises the City that the remediation program planned for the site has been completed. Accessible petroleum hydrocarbon impacts on the site were excavated prior to commencing the redevelopment of the property. Imperial does not consider that further work is required at this time, as the site will continue to be operated as a service station.

Regards,

Linda Eastcott, M.A.Sc., P.Eng.
Sr. Site Remediation Specialist



IMPERIAL OIL / L'IMPERIALE
 Architectural/Engineering Services
 Services de l'ingénierie
 TEL (418) 441-7840/2847
 90 Wynter Drive
 Don Mills, Ontario
 M3C 1K5
MARKETING SERVICES/Services de Marketing

- EROSION & SEDIMENT CONTROL NOTES:**
1. CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH LOCAL ORDINANCES, ANTI-POLLUTION LAWS, AND RECOMMENDATIONS OF CONSTRUCTION SAFETY ASSOCIATION, AND LOCAL AUTHORITIES HAVING JURISDICTION.
 2. MAINTAIN PROJECT GROUNDS, AND PUBLIC SIDEWALKS FREE FROM ACCUMULATIONS OF WASTE, MATERIAL, AND RUBBISH. DO NOT ALLOW RUBBISH TO ACCUMULATE IN WORK UNDER CONSTRUCTION OR ON ROOFS.
 3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DEMOLITION BY-LAWS OF THE MUNICIPAL AUTHORITIES, THE PROVINCIAL BUILDING CODES AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
 4. PROTECT ADJACENT AREAS AND BUILDINGS AGAINST DAMAGE WHICH MIGHT OCCUR FROM FALLING DEBRIS OR OTHER CAUSES. DO NOT INTERFERE WITH USE OF EXISTING PUBLIC AREAS AND MAINTAIN FREE, SAFE PASSAGE TO AND FROM SAME.
 5. STOCKPILE ON SITE ANY TOPSOIL, FOR REUSE IN LANDSCAPING. PROCESS MATERIAL NOT REQUIRED FOR LANDSCAPING SHALL BE REMOVED ENTIRELY FROM SITE. DO NOT STOCKPILE MATERIAL WITHIN BRANCH SPREAD OF ANY TREE WHICH IS TO BE SAVED.
 6. DISPOSAL OF WASTE OR VOLATILE MATERIALS, SUCH AS MINERAL SPIRITS OIL OR PAINT THINNER INTO STORM OR SANITARY SEWERS PROHIBITED.
 7. PREVENT EXTRANEOUS MATERIALS FROM CONTAMINATION AIR BEYOND APPLICATION AREAS, BY PROVIDING TEMPORARY ENCLOSURES.
 8. COVER OR WET-DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING DUST AND DEBRIS.
 9. PROVIDE TEMPORARY DRAINAGE AND PUMPING AS NECESSARY TO KEEP EXCAVATIONS AND SITE FREE FROM WATER.
 10. DISPOSE OF WATER CONTAINING SILT IN SUSPENSION IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
 11. TAKE FULL RESPONSIBILITY FOR MAINTENANCE OF EXISTING DRAINAGE, ABOVE GROUND AND UNDERGROUND, ADJACENT TO THE WORK, OR AFFECTED BY THE WORK.
 12. BEFORE COMMENCING ANY WORK LIKELY TO AFFECT THE DRAINAGE OF WATER FROM SITE, PROVIDE NECESSARY ALTERNATIVE DRAINAGE SYSTEM TO ENSURE THAT WATER WILL BE CONDUCTED TO ALTERNATIVE OUTLETS. DO NOT BLOCK OR IMPEDGE ANY DRAIN, ROOF OUTLET OR RAINWATER LEADER UNTIL SUCH SAFETY PRECAUTIONS HAVE BEEN MADE.

- SILT FENCE NOTES:**
1. EXACT LOCATION TO BE DETERMINED IN THE FIELD AND TO BE APPROVED BY PROJECT ENGINEER.
 2. SILT FENCE TO BE CLEANED PERIODICALLY AS REQUIRED BY PROJECT ENGINEER.
 3. SILT FENCE TO BE REMOVED WHEN CONSTRUCTION IS COMPLETED. THE REMAINING SEDIMENT IS TO BE GRADED, PREPARED AND SEEDED OR SOODED.

1. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE BY-LAWS AND STANDARDS OF THE CITY OF VANCOUVER AND THE BRITISH COLUMBIA PROVINCIAL STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS FOR THE CITY OF VANCOUVER AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR BRITISH COLUMBIA.

Date	By	Rev	Description
02/01/02	R	0	ISSUED FOR PERMIT
02/07/02	R	1	SEE PLAN UPDATE

Scale: 1:200	Scale: 1:400	Date: 01/12/28	By: AMEC	Scale: 1:200	Scale: 1:400	Date: 01/12/28	By: AMEC	Scale: 1:200	Scale: 1:400	Date: 01/12/28	By: AMEC
Project/Proj: 13th AVENUE & GRANVILLE STREET											
File/Doc: SILT CONTROL PLAN											
Project/Proj: VANCOUVER, BRITISH COLUMBIA											
SAP No. SAP: 99A0879-010											
Revision: 01											



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18

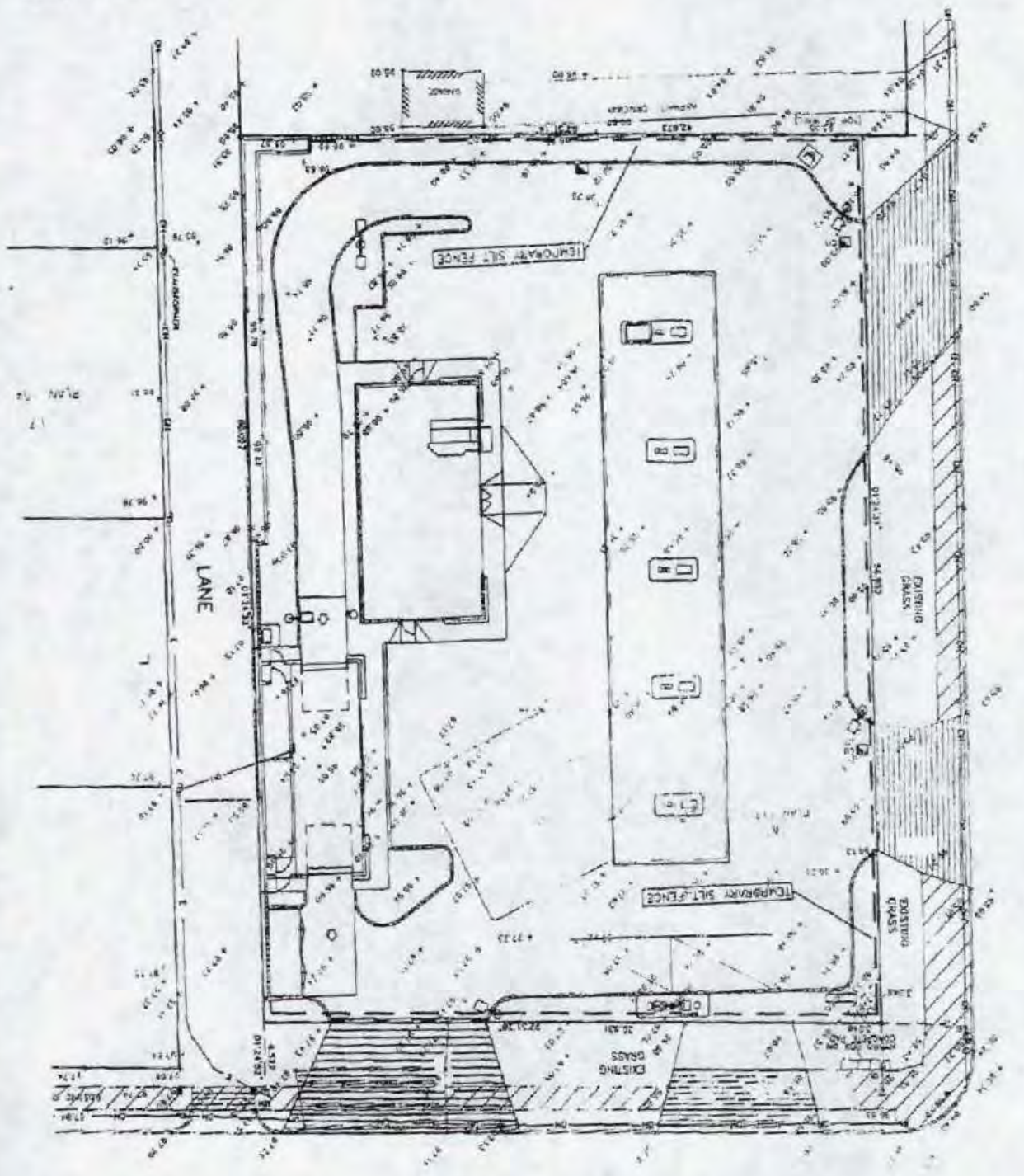
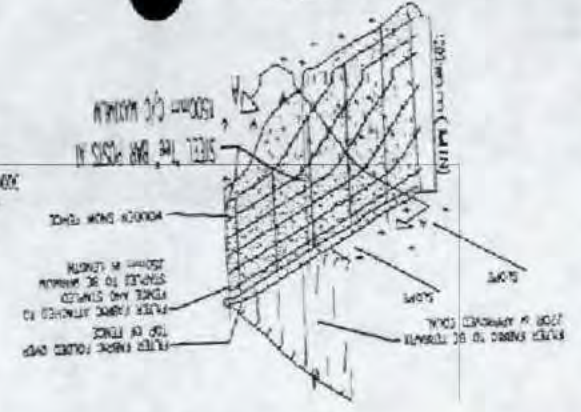
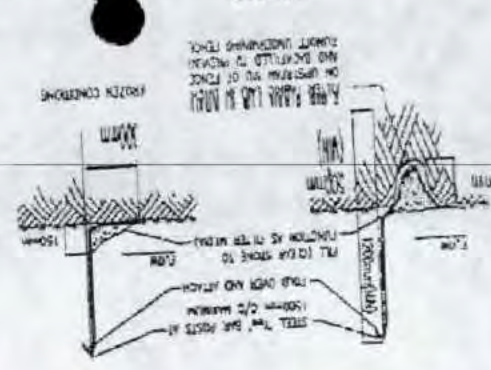
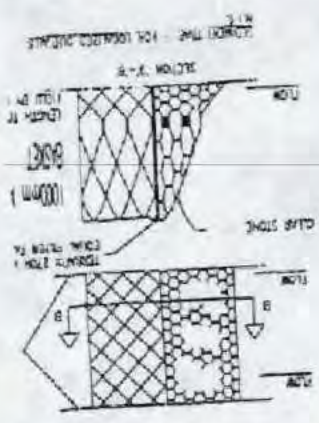
OF LOCALIZED CHANNEL

ROAD

FOR LAYOUT
 DRAWING IN
 POWER



AutoCAD R 14



Uyeyama, Hank

From: Roberts, Doug
Sent: Friday, September 27, 2002 11:03 AM
To: Uyeyama, Hank
Subject: FW: 5702 Granville St

FYI

" 7929 "

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

From: Fiss, Eric
Sent: September 10, 2002 12:10 PM
To: Roberts, Doug
Subject: RE: 5702 Granville St

Thank you, Doug,

This seems clear enough to me. I have sent a general response to MLA Val Anderson, basically stating that this development proposal has received due process, that s.22(1) purchased the property with the knowledge that a gas station was next door, and that the approved development will improve on the existing conditions. I will let you know if we are asked to provide this more detailed response.
Eric

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

From: Roberts, Doug
Sent: September 10, 2002 11:28 AM
To: Fiss, Eric
Subject: RE: 5702 Granville St

Hi Eric,

I could be very long winded in my response but I think I'll keep it very brief as I know the complainant s.22(1) has been in contact with the Ministry of Water, Land and Air Protection (MWLAP) and she has been informed of the assessment required to meet the provisions of the Contaminated Sites Regulation at the service station site.

The City under provisions in the Vancouver Charter started the process for an environmental review of the station when a subdivision request was initiated. The City passes on information to MWLAP and waits for a reply prior to completing City approvals for the subdivision. The City received a letter from MWLAP indicating that Imperial Oil was going to proceed by Independent Remediation and that they were not requiring an assessment under provisions of section 26.2 of the Waste Management Act. This is a special policy for service stations that are being redeveloped but continuing to be a service station owned by the same firm. Remediation will be carried out during construction activities. If contamination is found to have gone off-site then the neighbouring property owner(s) must be notified and a remedial plan to address this contamination must be submitted to MWLAP to seek their approval.

Eric I hope this is not too convoluted if you need any clarification please let me know...

Thanks
Doug

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

From: Fiss, Eric
Sent: August 29, 2002 1:33 PM
To: Roberts, Doug
Subject: FW: 5702 Granville St

I have been asked to respond on behalf of our group to a letter from MLA Val Anderson concerning the redevelopment at the Esso Gas Station at 41st and Granville. He has a concern about Environmental review, for which I assume you could provide the appropriate response. If you haven't been copied the letter as yet, I will send it to your office.

Specifically, he writes:

"Would you please advise what environmental review was undertaken to protect the neighbours before approval is granted, especially noting the concerns and lack of data by Domenic Losito, Regional Director of health Protection at Vancouver Coastal Health Authority."

I am not aware of the concerns by Nick that he refers to.

Please advise, or call if you would like additional background.

Thanks
Eric Fiss
local 7929

CITY OF VANCOUVER



No. SC020327

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: 5702 Granville Street, Vancouver

CONTACT:

Name: Daisy Lung
Title: Project Co-ordinator
Telephone: (604) 473-2073 (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: SEP 19 2002

Date Amended: _____

Roberts, Doug

From: Roberts, Doug
Sent: September 10, 2002 11:28 AM
To: Fiss, Eric
Subject: RE: 5702 Granville St

Hi Eric,

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To: Roberts, Doug
Subject: FW: 5702 Granville St

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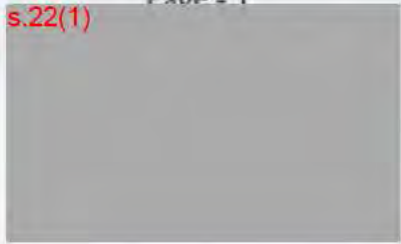
Please advise, or call if you would like additional background.

Thanks
Eric Fiss
local 7929

D

Service Str.

s.22(1)



October 18, 2002

Domenic Losito, MBA, REHO
Regional Director, Health Protection
Environmental Health Services
Vancouver Coastal Health Authority
800 - 601 West Broadway
Vancouver, B.C. Canada V5Z 4C2

Dear Sir:

**RE: Environmental Health Concerns Related to the New Development of
5702 - 5716 Granville St. - Esso Gasoline Station**

This letter is further to my correspondence to the VCH, and your letter of July 24, 2002 (copies of these two letters are enclosed for your ease of reference).

The Esso development at 5702-5716 Granville Street is having a very detrimental effect on my health and especially, the health of my Mother who is s.22(1) I have made attempts to have the proper tests undertaken by the proper government agencies on this site to determine its environmental impact on my home without co-operation or success. In the meantime, my health and my Mother's health continues to deteriorate to the extent that we have, at times, been unable to stay at our home for several days at a time because of detrimental effects to our health. I am enclosing a copy of an e-mail sent to the Mayor and Council. A hard copy of this letter is also being delivered by hand to the Mayor and to Council. In that letter I request an answer to my July 28, 2002 letter, which I have not received to date.

When Esso excavated the soil on the south side and on our side of the windows, the smell in the air was so bad that it filled our whole house and the smell woke us up. In desperation I phoned you and advised you of this. At that time you said you would look into this. I also telephoned the Fire Department because of the concerns I had about air quality. The Captain from the Fire Department smelled the odor. We have been forced to spend time away from our home (at times, days) because the odor has made us both nausea and we have experienced headaches and coughing.

-1/3

On October 17, 2002 I spoke with Mr. Hank Uyeyama, Environmental Protection Officer of the Environmental Protection Branch, Permits & Licenses for the City of Vancouver, telephone 604-873-7732, fax 873-7963. A few days latter on part of September, 2002 digging on North side of site was being undertaken. Mr. Uyeyama tested the air quality on the north-east corner of the Esso site and contamination was registered in the air. He notified a Mr. "Arnold" at the Environmental Health Department to come with him, however Mr. "Arnold" was on holiday. In addition Mr. Uyeyama contacted Environmental Health and the Environmental Soil Testing Department of the City to advise of his findings.

I am requesting that the air quality at my home be monitored now on a daily basis. I also ask that the air quality be monitored after the development is completed and the cars start to que up in front of our windows for the car wash. In this way a proper comparison can be made as to air quality as proper data will have been collected. It is important that I receive copies of all reports made of all air testing and monitoring. I also request a copy of the environmental report made by Mr. Uyeyama. This has become extremely urgent because my Mother and I are experiencing declining health. In particular, my Mother's breathing has been seriously affected and she now has a congestive cough daily and often has pains in her chest. Medication prescribed by the doctor is not alleviating this cough nor improving her health. This deterioration in health is a direct result of the polluted air from the development site. **Dr. A. Otto has advised as follows: "This is to confirm the above (M PoP) suffers from a chronic pulmonary condition likely caused by, in part by automobile exhaust emissions"** We are unable to have our windows open at night when sleeping, and are unable to open our windows in the morning because of the smells.

It is my understanding that when gas station sites are redeveloped and soil contamination is being treated, this process normally takes a considerable time, sometimes two to three years. In Vancouver, it is the normal practice to leave these sites open for a long period of time so that the air pollution dissipates. My Mother and I are very concerned that our health will decline in the future as we are too close to the redevelopment site: our windows are approximately 20 feet from the redevelopment site.

Should this development go ahead as planned, it will further affect our health and well-being. We had discussed modifying the redevelopment by flipping the entrance for the car wash to 41st Avenue and you have mentioned this in your letter of July 24, 2002. If the car wash development goes ahead as planned, cars being washed will still be running as they will be in neutral. This will result in car emissions being blown out by the blower and dryer towards our property. The car wash development is higher than our property and this worsens the air quality on our property. We are unable to have any higher fences because the cars and buses travelling north on Granville Street create a draft and a higher fence would block the air flow in our back yard. The wind is needed to move the exhaust that enters our yard due to the traffic on Granville Street.

2/3

The approval does not mention any condition to prevent contaminated air being drawn into the adjacent house with 7 windows facing the gas station.

As stated in my October 14, 2002 letter, I continue to have very serious concerns, and no answers, as to the manner in which this development was approved and carried out. My October 14, 2002 letter (attached) specifically sets out these concerns and in particular:

- the redevelopment was approved in principle and plans submitted as part of the redevelopment permit. The development moved in tandem with the rezoning process. Why was rezoning not first applied for and sufficient notice given to the area residents to make their concerns known to City Council?
- Development Application No. DE406362 stated that a permit would be issued upon revisions and condition under item 2.3 of this "prior-to-permit issuance" letter.

2.3 (Note to Applicant);

All fresh-air intake portals must be located away from driveways and parking or loading areas in order to prevent contaminated air from being drawn into the building.

This was ignored in relation to our home as contaminated air is being drawn into our house.

- when the car wash at this Esso site was originally developed (in or about 1966) the health concerns of adjacent residents were ignored. Environmental health regulations and/or protection clauses were not adequately considered or in fact, written into the finalized development plan. This was and remains a serious breach of trust and duties of the acting City Council. Vancouver citizens are entitled to have their health protected by regulations/statutes where industrial developments are being contemplated and undertaken in residential areas.

Would you please provide me with a written answer within 14 days of the date of this letter. Your co-operation and concern is appreciated.

s.22(1)



3/3

Environmental Health Services
Vancouver Health Area
800 - 601 West Broadway
Vancouver, BC Canada V5Z 4C2

Web-site: <http://www.vrhb.bc.ca/EnvironHealth/index.htm>
E-mail: environmental_health@vrhb.bc.ca
Telephone (604) 736-2866
Facsimile (604) 736-8651

July 24, 2002

Vancouver Coastal
Health Authority
North Shore/Const Garibaldi, Vancouver & Richmond

s.22(1)

Dear Ms. s.22(1)

RE: Environmental Health Concerns Related to Redevelopment of 5702-5716 Granville St

I am writing in response to your letter to the VCHA, which you wrote at the suggestion of the Minister of Health. This letter is based on my brief visit to your house and the subject property approximately one month ago and a review of our involvement in the development permit process. I will attempt to address your concerns around air quality and noise impacts on your property and on your health from the car wash operation.

From a noise perspective, the proximity of the queuing lanes to your windows could result in noise intrusions, which may impact on the liveability of your house. Fortunately, the restrictions on hours of operation of the car wash would limit these intrusions to day-time hours, with no car wash operation on Sundays and holidays. Also, fencing along the south property line should provide adequate visual and noise screening from the cars queuing for the car wash.

My comments with respect to air quality impacts must, of necessity, be general in nature as I have not had the opportunity, nor the data, to carry out an in depth technical review. Generally speaking, from the perspective of your exposure to air pollutants of health concern, it might have been preferable to have the cars queuing for the car wash entering from 41st Avenue. Idling vehicles tend to produce more emissions (less efficient combustion) than vehicles travelling at regular traffic speeds, although modern emission controls have significantly improved on emission levels at idle. Putting these exposures in context, however, the incremental contribution of these queuing vehicles is quite small compared to the contribution of vehicles and buses on Granville Street.

In conclusion, it is my opinion that the approving process did take into account impacts on the gas station's neighbours and built in some safeguards from these impacts. Although it is possible that some additional improvements to your environment (air & noise) could have been provided through modifications to the development design, primarily by flipping the entrance for the car wash to 41st Avenue, I don't have enough data to confirm that. Such a change may well have increased noise levels at your residence because of the proximity of the dryer/blower at the exit of the car wash.

We are prepared, to further evaluate actual impacts once the re-designed car wash is in operation.

Yours truly,



Domenic Losito, MBA, REHO
Regional Director, Health Protection

2001/08/20

Rezoning Application for 5702 Granville Street

- redevelop the site for the purposes of gasoline station - split island, motor vehicle wash and retail store, 10 off- street parking.

A SITE PROFILE IS REQUIRED.

LEFT VOICE MAIL MESSAGE TO LAWRENCE
Ng, IMPERIAL OIL - AUG. 20/01 TO
SUBMIT SITE PROFILE + \$50 REVIEW
FEE.

2001/08/20 08.15.38 <= Permits PRISM Properties => City of Vancouver
PSA556.00 PSP556B Address Inquiry - Notes Page 1 of 1
Address : 5702 GRANVILLE ST Topic : 670 REZONING
Entered by: B MCAFEE (01MAY23)
Updated by: Number: 1 of 1

There is a rezoning application to amend the CD-1 for this site.

F1=Help F2=Print F6=Page F7=Prev page F8=Next page F12=Return
F15=Prev note F16=Next note F19=Prev 10 F20=Next 10 F22=Print note

DEPARTMENT OF PERMITS & LICENSES
ENVIRONMENTAL PROTECTION BRANCH

CHECKED SEPT 9/02

APPROVED [Signature]

Facsimile Cover Sheet

RE: 5702 GRANVILLE
BU 422 9102

To: SCOTT AND RON B
Company:
Phone:
Fax:

From: LINDA
Company: Imperial Oil Limited
5945 Kathleen Avenue
Suite 405 - Metrotown Place III
Burnaby, B.C. V5H 4J7
Phone: (604) 451-5517
Fax: (604) 451-1347

Date: Aug 29/02
Pages including this cover page: 7

Comments:

Attached is the site profile sent to BCMWLP w/ letter for your Demolition Permit. This should speed up application process

NOTICE: THIS FACSIMILE TRANSACTION MAY CONTAIN INFORMATION WHICH IS CONFIDENTIAL. IT IS INTENDED SOLELY FOR THE PERSONAL USE OF THE DESIGNATED RECIPIENT. If you have received this facsimile in error, any personal use, copying or dissemination of its contents is prohibited. Please notify the sender immediately by telephone at the number indicated on this page to arrange return of the facsimile at the sender's expense. Thank you for your cooperation.

If you need a Ministry contact on the Permit it is Stephen Danheery
Shels

Uyeyama, Hank

From: Murphy, David
Sent: Friday, January 25, 2002 8:40 AM
To: Uyeyama, Hank
Subject: FW: 5702 Granville Street - Road dedication for corner-cut

Hank - Could you clarify this. I assume they received clearance for the development site to commercial standards, but not the road portion, which would need to be to residential standards - is that the case?

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

From: lawrence.ng@esso.com [mailto:lawrence.ng@esso.com]
Sent: Friday, January 25, 2002 7:19 AM
To: PNDHM@xmail.city.vancouver.bc.ca
Cc: lynda@hcespc02.exxonmobil.com; challis@city.vancouver.bc.ca
Subject: RE: 5702 Granville Street - Road dedication for corner-cut

David:

We have already received clearance from the Ministry via letter dated Sept 24, 2001 from Alan McCammon, Assistant Regional Waste Manager. Hank Uyeyama from the City of Vancouver was copied on this letter which provides clearance to the City for the issuance of permits related to the rezoning application.

There should be no further clearance required. Please advise if there is an issue as I would like to finalize this rezoning.

Lawrence Ng
Real Estate Manager
3232 Underhill Ave
Burnaby, B.C. V5A 3C7

phone: 604 420-3195
fax: 604 420-3196
cell: 604 817-0530

email: lawrence.ng@esso.com

> -----Original Message-----

> From: Murphy, David [SMTP:david_murphy@city.vancouver.bc.ca]
> Sent: January 24, 2002 12:40 PM
> To: 'lawrence.ng@esso.com'
> Cc: Challis, Lynda
> Subject: 5702 Granville Street - Road dedication for corner-cut

>
> Lawrence,
>
> Please be advised that the subdivision to complete the road corner cut,
> required as a condition of rezoning approval, has been put on hold, until
> clearance is received from the Ministry of Water, Land and Air Protection
> (MWLAP) for the dedicated area. Please contact me if you have any additional
> questions.

>
>
> David Murphy
> Subdivision & Strata Title Coordinator
> tel: 604-873-7556 fax: 604-873-7060
> david_murphy@city.vancouver.bc.ca
>

12th November 1976

Imperial Oil Ltd.
475 West Georgia Street
Vancouver, B. C.

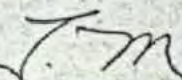
Attention: Mr. Dave Howard

Dear Sirs:

The station at 5702 Granville Street has pumps which are losing their prime. The foot valves should be replaced with a type which is serviceable from the tank top. It will then be possible to determine whether or not the lines are leaking.

We are also concerned over the several stations being operated by your company which are using submersible pumping systems with inadequate leak detectors. Would you please advise us of your plans for these stations. Our views on submersible pumping systems are contained in our letter of July 20th, 1976 to your company.

Yours truly,



T. Mayoh,
Industrial Waste Control Inspector
for ASSISTANT DIRECTOR,
INSPECTIONS & ENFORCEMENT DIVISION

TM: jr

C.C. - G. Birmie, Chief Fire Warden



December 24, 2002

Project V9-335D

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

ATTENTION: Mr. Hank Uyeyama, Environmental Protection Officer

REFERENCE: Treated Groundwater Discharge
(City of Vancouver Waste Discharge Permit No. SC020327)
for the Esso Service Station at
5702 Granville Street, Vancouver, BC

On behalf of Imperial Oil Limited (IOL), Morrow Environmental Consultants Inc. (Morrow) forwards the results of the groundwater dewatering undertaken during the construction of the Esso service station located at 5702 Granville Street in Vancouver, BC. The groundwater was treated and subsequently discharged to the City of Vancouver sanitary sewer. The discharge of treated groundwater from the site to the sanitary sewer occurred on November 22, 2002, and was authorized by the City of Vancouver in accordance with the City of Vancouver Waste Discharge Permit (CoV WDP) No. SC020327, attached.

The treatment system consisted of three 18,900 L above ground storage tanks, two bag filters and two activated carbon vessels. Groundwater was pumped from the excavation into the storage tanks where suspended solids were allowed to settle to the bottom of the tanks. From the tanks, the groundwater was pumped through two bag filters, then through the activated carbon vessels and subsequently discharge to the sanitary sewer.

On November 19, 2002, a treated groundwater sample was collected during the initial operation of the treatment system (Sample ID: TANK1-021119). A second sample was collected on November 22, 2002 (Sample ID: TANK2-021122) during the discharge period. Both samples were analyzed for concentrations of total polycyclic aromatic hydrocarbons (PAH), total extractable hydrocarbons (TEH), benzene, toluene, ethylbenzene, xylenes (BTEX), total suspended solids (TSS), pH, methyl tertiary butyl ether (MTBE) and total metals (cadmium, chromium, copper, lead, zinc). As per permit specifications, the sample collected during the discharge period did not require the analysis of MTBE as the initial treated sample contained less than detectable concentrations of that regulated parameter. The analytical results are included in Table 1, attached.



Permits & Licenses Department
City of Vancouver – Page 2 of 2
December 24, 2002
V7-105E

The analytical results for the samples collected (which represent water discharged to the sanitary sewer) contained concentrations of contaminants of concern (COC) less than authorized discharge characteristics as outlined in the CoV WDP. The analytical results are presented in Table 1, attached.

Treated groundwater was discharged to the sanitary sewer from the holding tanks on-site at an average flow rate of 90 L/min. The total volume discharged to the sanitary sewer was 23 m³. The discharge rate from the treatment system was measured regularly using a flow meter that was placed at the point of discharge. The maximum discharge rate of the flow meter used was 90 L/min. The recorded discharge flow rate was less than the criteria of 200 L/min specified by the CoV WDP. The total treated groundwater discharged during the permitted period was less than the total amount of 200 m³ allowed by the permit.

We trust that this meets your current requirements. Should you have any questions, please do not hesitate to contact me at 604-473-2073, ext. 17.

Kelli De Witt, A. Sc. T.

MORROW ENVIRONMENTAL CONSULTANTS INC.

KLD/js
T:\V9\9335\LC24\K LDA.DOC
enc.

- Table 1: Summary of Analytical Results for Treated Groundwater
- Attachments:
 - 1: Waste Discharge Permit No. SC020327
 - 2: Laboratory Test Reports

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

TABLE

Table 1: Summary of Analytical Results for Treated Groundwater

TABLE 1: Summary of Analytical Results for Treated Groundwater

Sample Location		Treated Groundwater		Travel Blank	City of Vancouver Permit Waste Discharge Permit No. SC020327
Sample ID	Sample Date	TANK1-021119 2002 11 19	TANK2-021122 2002 11 22	T.BLANK-021119 2002 11 19	
Parameter	Units	Analytical Results			
pH	pH	8.9	7.6	-	5.5 - 10.5
Gross Parameters					
Total PAH's	mg/L	< 0.00005	< 0.00005	-	0.05
TEH	mg/L	< 0.1	< 0.1	-	15
Benzene	mg/L	< 0.0005	< 0.0005	< 0.0005	1.0
Toluene	mg/L	< 0.0005	< 0.0005	< 0.0005	1.0
Ethylbenzene	mg/L	< 0.0005	< 0.0005	< 0.0005	1.0
Xylenes	mg/L	< 0.0005	< 0.0005	< 0.0005	1.0
VPH	mg/L	< 0.1	< 0.1	< 0.1	1.5
MTBE	mg/L	< 0.004	-	-	4.4
Total Metals					
Cadmium	mg/L	0.004	< 0.0001	-	0.2
Chromium	mg/L	< 0.005	< 0.005	-	4.0
Copper	mg/L	< 0.005	0.024	-	2.0
Lead	mg/L	0.0035	0.0165	-	1.0
Zinc	mg/L	0.006	0.029	-	3.0
Total Suspended Solids					
TSS	mg/L	24	< 4	-	600

Associated PSC files: 08126534, 08109365.

Term(s) defined by Morrow's Glossary of Technical Terms and Abbreviations (available upon request).

- < Denotes concentration less than indicated detection limit.
- Denotes analysis not conducted.

BOLD Concentration greater than or equal to City of Vancouver Waste Discharge Permit No. SC020327.

ATTACHMENT 1

Waste Discharge Permit No. SC020327



No. SC020327

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: 5702 Granville Street, Vancouver

CONTACT:

Name: Daisy Lung
Title: Project Co-ordinator
Telephone: (604) 473-2073 (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.

Michelle Wikin
Signature of Permittee

DH Robert
DISTRICT SEWAGE CONTROL MANAGER

Date Issued: SEP 19 2002

Date Amended: _____

APPENDIX A

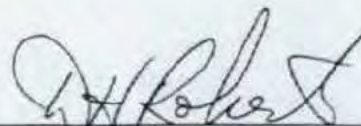
TO WASTE DISCHARGE PERMIT NO. SC020327

This Appendix sets out the standard conditions, engineering units, and the requirement for emergency procedures.

A. STANDARD CONDITIONS

1. Except where otherwise indicated in this Permit, all terms and conditions stipulated in Greater Vancouver Sewerage & Drainage District Sewer Use By-law No. 164 shall apply to this Permit.
2. The terms and conditions of this Permit may be amended as deemed necessary by the Manager.
3. Definitions contained within Greater Vancouver Sewerage & Drainage District Sewer Use By-law No. 164 apply to the terminology in this Permit.
4. The Permittee shall inspect the pollution control works regularly and maintain them in good working order. The District Sewage Control Manager shall be notified of any malfunctions of these works.
5. The discharge of non-domestic waste which has bypassed the authorized works is prohibited.
6. The Permittee shall notify the District Sewage Control Manager prior to implementing changes to any process, authorized works, or any other condition that may affect the quality and/or quantity of the discharge.

Date Issued: SEP 19 2002



DISTRICT SEWAGE CONTROL MANAGER

Date Amended: _____

APPENDIX A

APPENDIX A (Cont'd)

TO WASTE DISCHARGE PERMIT NO. SC020327

B. ENGINEERING UNITS

The engineering units specified in this Permit are in accordance with the Metric System of measure. Approximate equivalent values for the British Imperial System can be calculated using the following conversion factors.

IGPD	÷	220	=	m ³ /day
IGPM	÷	0.22	=	ℓ/min
cfs	÷	35.3	=	m ³ /s
ppm	÷	1	=	mg/ℓ
lb	÷	2.205	=	kg

Where:

m ³	=	cubic metres	IGPD	=	Imperial gallons per day
ℓ	=	litres	IGPM	=	Imperial gallons per min
mg	=	milligrams	cfs	=	cubic feet per second
kg	=	kilograms	ppm	=	parts per million
s	=	seconds	lb	=	pounds

C. EMERGENCY PROCEDURES

In the event of an emergency or condition which prevents the continuing operation of any pollution control works or procedures designated by this Permit or results in a violation of any discharge criteria specified in this Permit, the Permittee shall notify the City of Vancouver Environmental Protection Branch at (604) 667-7285 (24 hours) immediately and shall undertake appropriate remedial action.

Date Issued: SEP 19 2002

DISTRICT SEWAGE CONTROL MANAGER

Date Amended: _____

APPENDIX A

APPENDIX B

TO WASTE DISCHARGE PERMIT NO. SC020327

This Appendix sets out the requirements for the authorized works.

A. AUTHORIZED WORKS

1. The works authorized are as follows:
 - (a) Storage Tank
 - (b) Bag Filters
 - (c) Two Carbon Vessels Connected in Series
 - (d) Related Appurtenances

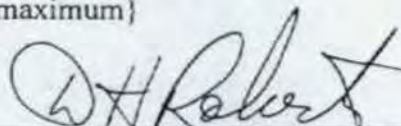
B. AUTHORIZED RATE OF DISCHARGE AND VOLUME

- (a) Maximum rate of discharge of treated groundwater discharged to the sanitary sewer is 200 l/min.
- (b) Authorized volume discharge of treated groundwater to the sanitary sewer during the validity of the Permit is 200 cubic metres.

C. AUTHORIZED DISCHARGE CHARACTERISTICS

- (a) The PERMITTEE shall not discharge **Prohibited Waste** as defined in Schedule A of the By-law.
- (b) The PERMITTEE shall not discharge **Restricted Waste** as defined in Schedule B of the By-law unless otherwise specified in (c) below.
- (c)
 - Total Polycyclic Aromatic Hydrocarbons (PAH) 0.05 mg/l {maximum}
 - Total Extractable Hydrocarbons (TEH) 15 mg/l {maximum}
 - Total Benzene/Ethylbenzene/Toluene/Xylene (BETX) 1.0 mg/l {maximum}
 - Total Suspended Solids.(TSS) 600 mg/l {maximum}
 - pH 5.5 - 10.5 range
 - Methyl Tertiary Butyl Ether (MTBE) 4.4 mg/l {maximum}
 - Total Cadmium 0.2 mg/l {maximum}
 - Total Chromium 4.0 mg/l {maximum}
 - Total Copper 2.0 mg/l {maximum}
 - Total Lead 1.0 mg/l {maximum}
 - Total Zinc 3.0 mg/l {maximum}

Date Issued: SEP 19 2002



DISTRICT SEWAGE CONTROL MANAGER

Date Amended: _____

APPENDIX B

APPENDIX B (Cont'd)

TO WASTE DISCHARGE PERMIT NO. SC020327

D. SAMPLING AND REPORTING REQUIREMENTS

- (a) One grab sample shall be taken during the first four hours of initial operation of the treatment system.
- (b) Further to (a) monthly grab sample shall be taken during the discharge period and subjected to the same analysis.
- (c) Samples must be collected in accordance with procedures in Standard Methods or other approved methods. The sample shall be analyzed within 48 hours by an approved laboratory using procedures from Standard Methods or other approved methods for the following parameters:
 - i. Total Polycyclic Aromatic Hydrocarbons (PAH)
 - ii. Total Extractable Hydrocarbons (TEH)
 - iii. Total Benzene/Ethylbenzene/Toluene/Xylene (BETX)
 - iv. Total Suspended Solids (TSS)
 - v. pH
 - vi. Methyl Tertiary Butyl Ether (MTBE)
 - vii. ICP Scan for total Heavy Metals
- (d) If the initial analysis for Methyl Tertiary Butyl Ether (MTBE) is less than minimum detectable concentration, then no further testing of MTBE is required.
- (e) The analysis of the sample taken in (a) & (b) above, must be reported to the District Sewage Control Manager within two weeks after the date of sampling.
- (f) Further to (e), a closure report shall be sent to the Manager and shall include the volume discharged during the discharge period, as well as the analytical data summary and discussion.

E. AUTHORIZED PERIOD OF DISCHARGE

The discharge is authorized for 90 days from September 19, 2002.

- F. We reserve the right to change the conditions of, or revoke, this Permit, at any time.

Date Issued: SEP 19 2002



DISTRICT SEWAGE CONTROL MANAGER

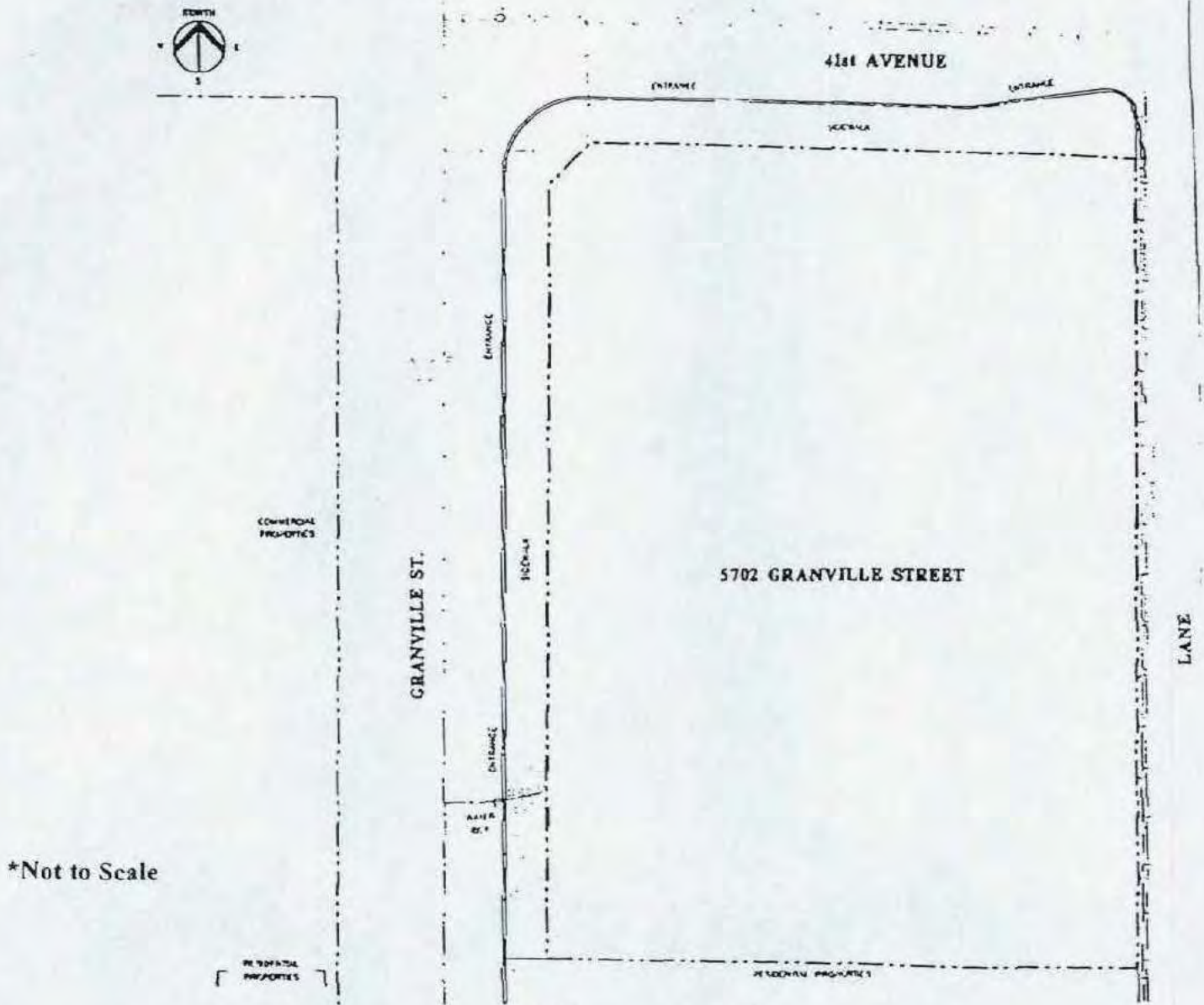
Date Amended: _____

APPENDIX B

APPENDIX B (Cont'd)

TO WASTE DISCHARGE PERMIT NO. SC020327

G. SITE PLAN



*Not to Scale

Date Issued: SEP 19 2002

DISTRICT SEWAGE CONTROL MANAGER

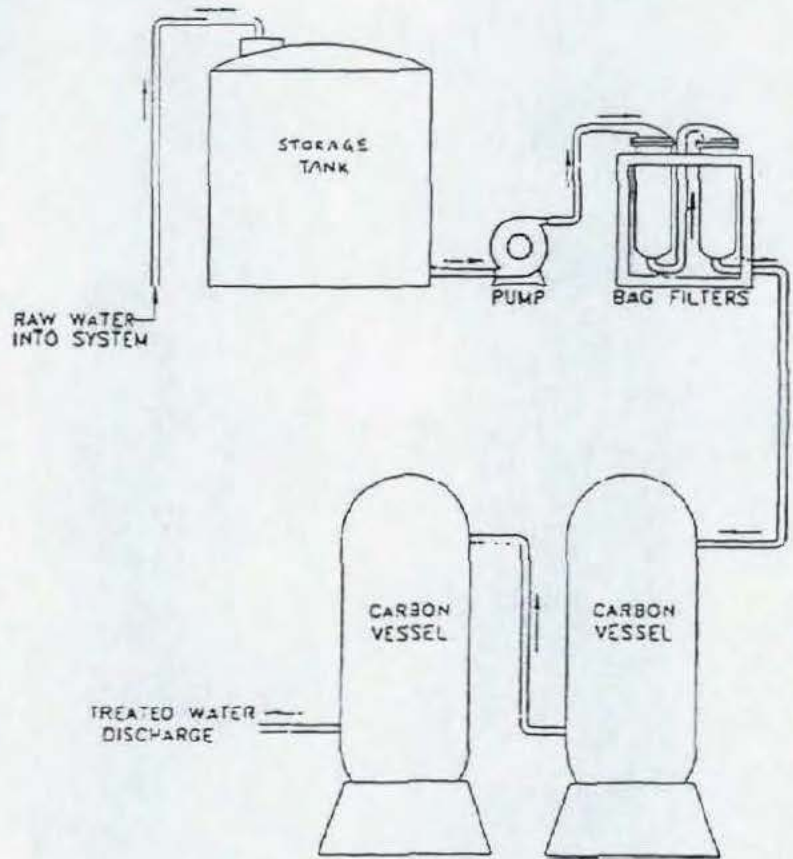
Date Amended: _____

APPENDIX B

APPENDIX B (Cont'd)

TO WASTE DISCHARGE PERMIT NO. SC020327

H. SITE PLAN



*Not to Scale

Date Issued: SEP 19 2002

DISTRICT SEWAGE CONTROL MANAGER

Date Amended: _____

APPENDIX B

ATTACHMENT 2

Laboratory Test Reports

DEC 04 2002

22-Nov-02
Page 1 of 9MORROW ENVIRONMENTAL
CONSULTANTS INC. Certificate of Analysis8577 Commerce Court
Burnaby, B.C.
Canada V5A 4N5
Tel 604 444 4808
Fax 604 444 4511Reported To :

MORROW ENVIRONMENTAL CONSULTANTS INC. Client Code 0B

6400 ROBERTS STREET
UNIT 140
BURNABY, BC
V5G 3K4Attention : MEREDITH GUEST
Phone : (604) 473-2073
FAX : (604) 473-2063Project Information :Project ID : V9-335D
Submitted By: J.TATARENRequisition Forms :

Form 08126534 shipped on 19-Nov-02 received on 19-Nov-02 logged on 19-Nov-02 completed on 22-Nov-02

Remarks :

- ☞ All organic data is blank corrected except for PCDD/F, Hi-res MS and CLP volatile analyses
- ☞ 'MDL' = Method Detection Limit, '<' = Less than MDL, '-' = Not analyzed
- ☞ Solids results are based on dry weight except Biota Analyses & Special Waste Oil & Grease
- ☞ Organic analyses are not corrected for extraction recovery standards except for Isotope Dilution methods, (i.e. CARB 429 PAH, all PCDD/F and DBD/DBF analyses)
- ☞ All CCME and/or BC CSR results met required criteria unless otherwise stated in the report.
- ☞ All data on final reports are validated by technical personnel. Signature on file at laboratory.
- ☞ Deviations from Reference Method for the Canadian-wide Standard for Petroleum Hydrocarbons in Soil - Tier 1 Method:
 - F1 data - None
 - F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction
- ☞ All Groundwater samples except BTEX/VOC's or Purgeable Hydrocarbons are decanted and/or filtered prior to analysis unless otherwise mandated by regulatory agency
- ☞ All analysis data reported was generated when the analytical methods were in statistical control and IOL criteria for spike recoveries, reference material recoveries, method blank data and duplicate precision were met unless otherwise stated
- ☞ This report shall not be reproduced except in full, without the written approval of the laboratory

Methods used by Philip are based upon those found in 'Standard Methods for the Examination of Water and Wastewater', 20th Edition, published by the American Public Health Association, or on US EPA protocols found in the 'Test Methods For Evaluating Solid Waste, Physical/Chemical Method, SW846', 3rd Edition. Other procedures are based on methodologies accepted by the appropriate regulatory agency. Methodology briefs are available by written request.

All work recorded herein has been done in accordance with normal professional standards using accepted testing methodologies, quality assurance and quality control procedures except where otherwise agreed to by the client and testing company in writing. Liability for any and all use of these test results shall be limited to the actual cost of the pertinent analysis done. There is no other warranty expressed or implied. Your samples will be retained at Philip for a period of 30 days from receipt of data or as per contract.

PHILIP Project Manager: Monica Minto



22-Nov-02
Page 2 of 9

ANALYTICAL REPORT
Form 08126534

Client : MORROW ENVIRONMENTAL CONSULTANTS INC.
Project : V9-335D

Philip ID : 12081578 12081579
Client ID : TANK1- T.BLANK
021119 -021119

Sparcode	Parameter	Unit	MDL		
PHYSICAL					
00081071	Residue Nonfilterable (TSS)	mg/L	4	24	--
METALS DISSOLVED					
Cd-DMS31	Cadmium Dissolved	mg/L	0.0001	0.0004	--
Cr-D0031	Chromium Dissolved	mg/L	0.005	< 0.005	--
Cu-D0031	Copper Dissolved	mg/L	0.005	< 0.005	--
Pb-DMS31	Lead Dissolved	mg/L	0.0005	0.0035	--
Zn-D0031	Zinc Dissolved	mg/L	0.005	0.006	--
HYDROCARBONS					
EX995141	TEH Extraction-Water	date		02/11/20	--
H099PT11	VH C6-C10	mg/L	0.1	< 0.1	< 0.1
H109P112	TEH (C10 - C30)	mg/L	0.1	< 0.1	--
H097CALC	VPHw	mg/L		< 0.1	< 0.1
POLYCYCLIC AROMATIC HYDROCARBONS					
EX9946Z4	PAH Extraction-Water	date		02/11/20	--
PA01MW02	Acenaphthene	mg/L	0.00001	< 0.00001	--
PA02MW02	Acenaphthylene	mg/L	0.00001	< 0.00001	--
PA34MW02	Acridine	mg/L	0.00005	< 0.00005	--
PA03MW02	Anthracene	mg/L	0.00001	< 0.00001	--
PA04MW02	Benzo(a)anthracene	mg/L	0.00001	< 0.00001	--
PA06MW02	Benzo(b)fluoranthene	mg/L	0.00001	< 0.00001	--
PA08MW02	Benzo(k)fluoranthene	mg/L	0.00001	< 0.00001	--
PA07MW02	Benzo(g,h,i)perylene	mg/L	0.00002	< 0.00002	--
PA05MW02	Benzo(a)pyrene	mg/L	0.00001	< 0.00001	--
PA09MW02	Chrysene	mg/L	0.00001	< 0.00001	--
PA10MW02	Dibenz(a,h)anthracene	mg/L	0.00002	< 0.00002	--
PA11MW02	Fluoranthene	mg/L	0.00001	< 0.00001	--
PA12MW02	Fluorene	mg/L	0.00001	< 0.00001	--
PA13MW02	Indeno(1,2,3-c,d)pyrene	mg/L	0.00002	< 0.00002	--
PA29MW02	2-Methylnaphthalene	mg/L	0.00001	< 0.00001	--
PA14MW02	Naphthalene	mg/L	0.00001	< 0.00001	--
PA15MW02	Phenanthrene	mg/L	0.00001	< 0.00001	--
PA16MW02	Pyrene	mg/L	0.00001	< 0.00001	--
Q005MW02	Quinoline	mg/L	0.00005	< 0.00005	--

Matrix : Water Water
Sampled on: 02/11/19 01:40 02/11/19 01:40

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ANALYTICAL REPORT
Form 08126534

Client : MORROW ENVIRONMENTAL CONSULTANTS INC.
Project : V9-335D

Philip ID : 12081578 12081579
Client ID : TANK1- T.BLANK
 021119 -021119

Sparcode	Parameter	Unit	MDL		
PAHtCALC	Total PAH's	mg/L	< 0.00005		---
PAH_CALC	Total Low MW PAH's	mg/L	< 0.00001		---
PAHhCALC	Total High MW PAH's	mg/L	< 0.00001		---
SURROGATE RECOVERY					
AcenMW02	d10-Acenaphthene	%	0	91	---
PhenMW02	d10-Phenanthrene	%	0	83	---
ChryMW02	d12-Chrysene	%	0	85	---
PeryMW02	d12-Perylene	%	0	85	---
VOLATILE ORGANICS-MAH					
EX995172	Volat. Wat. Pre-Scr.	date		02/11/20	02/11/20
B020PT11	Benzene	ug/L	0.5	< 0.5	< 0.5
B021PT11	Ethylbenzene	ug/L	0.5	< 0.5	< 0.5
V921PT11	Styrene	ug/L	0.4	< 0.4	< 0.4
T001PT11	Toluene	ug/L	0.5	< 0.5	< 0.5
X_8842_5	Xylenes	ug/L	0.5	< 0.5	< 0.5
X003PT11	m,p - Xylene	ug/L	0.5	< 0.5	< 0.5
X002PT11	o - Xylene	ug/L	0.5	< 0.5	< 0.5
MTBEPT11	Methyl t-butyl ether	ug/L	4	< 4	---
VOC SURROGATE RECOVERY					
VS01PT11	Bromofluorobenzene	%	0	101	95
VS03PT11	d8-Toluene	%	0	98	98

Matrix : Water Water
Sampled on: 02/11/19 01:40 02/11/19 01:40

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DUPLICATE SUMMARY
Form 08126534

Parameter	Client ID	Philip ID	Sample Conc.	Duplicate Conc.	MDL	Unit	Relative % Diff.
Chromium Dissolved	TANK1-021119	12081578	< 0.005	< 0.005	0.005	mg/L	0.00
Copper Dissolved	TANK1-021119	12081578	< 0.005	< 0.005	0.005	mg/L	0.00
Zinc Dissolved	TANK1-021119	12081578	0.006	0.006	0.005	mg/L	0.00

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SPIKE SUMMARY
Form 08126534

Parameter	Client ID	Philip ID	Sample Conc.	Sample & Spike Conc.	Spike Amount	Unit	Percent Recovery
Residue Nonfilterable (TSS)	Blank Spike. Batch :	24405871	< 4	208	200	mg/L	104
Benzene	Blank Spike. Batch :	25207329	< 0.5	10	10	ug/L	102
Toluene	Blank Spike. Batch :	25207329	< 0.5	10	10	ug/L	100
Ethylbenzene	Blank Spike. Batch :	25207329	< 0.5	10	10	ug/L	102
m,p - Xylene	Blank Spike. Batch :	25207329	< 0.5	20	20	ug/L	102
o - Xylene	Blank Spike. Batch :	25207329	< 0.5	10	10	ug/L	104
Styrene	Blank Spike. Batch :	25207329	< 0.4	10	10	ug/L	101
Methyl t-butyl ether	Blank Spike. Batch :	25207329	< 4	11	10	ug/L	105
TEH (C10 - C30)	Blank Spike. Batch :	25207346	< 0.1	20	25	mg/L	81
Naphthalene	Blank Spike. Batch :	24502329	< 0.00001	0.0020	.0025	mg/L	80
Acenaphthylene	Blank Spike. Batch :	24502329	< 0.00001	0.0019	.0025	mg/L	78
Acenaphthene	Blank Spike. Batch :	24502329	< 0.00001	0.0019	.0025	mg/L	76
Fluorene	Blank Spike. Batch :	24502329	< 0.00001	0.0020	.0025	mg/L	82
Phenanthrene	Blank Spike. Batch :	24502329	< 0.00001	0.0020	.0025	mg/L	79
Anthracene	Blank Spike. Batch :	24502329	< 0.00001	0.0019	.0025	mg/L	78
Fluoranthene	Blank Spike. Batch :	24502329	< 0.00001	0.0019	.0025	mg/L	77
Pyrene	Blank Spike. Batch :	24502329	< 0.00001	0.0019	.0025	mg/L	78
Benzo(a)anthracene	Blank Spike. Batch :	24502329	< 0.00001	0.0020	.0025	mg/L	78
Chrysene	Blank Spike. Batch :	24502329	< 0.00001	0.0020	.0025	mg/L	79
Benzo(b)fluoranthene	Blank Spike. Batch :	24502329	< 0.00001	0.0019	.0025	mg/L	77
Benzo(a)pyrene	Blank Spike. Batch :	24502329	< 0.00001	0.0019	.0025	mg/L	76
Indeno(1,2,3-c,d)pyrene	Blank Spike. Batch :	24502329	< 0.00002	0.0019	.0025	mg/L	74
Dibenz(a,h)anthracene	Blank Spike. Batch :	24502329	< 0.00002	0.0020	.0025	mg/L	80
Benzo(g,h,i)perylene	Blank Spike. Batch :	24502329	< 0.00002	0.0019	.0025	mg/L	76
Benzo(k)fluoranthene	Blank Spike. Batch :	24502329	< 0.00001	0.0020	.0025	mg/L	79
Acridine	Blank Spike. Batch :	24502329	< 0.00005	0.0017	.0025	mg/L	67
2-Methylnaphthalene	Blank Spike. Batch :	24502329	< 0.00001	0.0018	.0025	mg/L	74
Quinoline	Blank Spike. Batch :	24502329	< 0.00005	0.0022	.0025	mg/L	86
Cadmium Dissolved	Blank Spike. Batch :	24203763	< 0.0001	0.0206	.02	mg/L	103
Chromium Dissolved	TANK1-021119	12081578	< 0.005	1.95	2	mg/L	97
Chromium Dissolved	Blank Spike. Batch :	24203767	< 0.005	0.300	.3	mg/L	100
Copper Dissolved	TANK1-021119	12081578	< 0.005	1.95	2	mg/L	97
Copper Dissolved	Blank Spike. Batch :	24203767	< 0.005	0.198	.2	mg/L	99
Lead Dissolved	Blank Spike. Batch :	24203763	< 0.0005	0.0217	.02	mg/L	108
Zinc Dissolved	TANK1-021119	12081578	0.006	2.02	2	mg/L	100
Zinc Dissolved	Blank Spike. Batch :	24203767	< 0.005	0.199	.2	mg/L	99
Benzene	Blank Spike. Batch :	25207332	< 0.5	9.9	10	ug/L	99
Toluene	Blank Spike. Batch :	25207332	< 0.5	9.9	10	ug/L	99

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SPIKE SUMMARY
Form 08126534

Parameter	Client ID	Philip ID	Sample Conc.	Sample & Spike Conc.	Spike Amount	Unit	Percent Recovery
Ethylbenzene	Blank Spike. Batch :	25207332	< 0.5	10	10	ug/L	100
m,p - Xylene	Blank Spike. Batch :	25207332	< 0.5	20	20	ug/L	99
o - Xylene	Blank Spike. Batch :	25207332	< 0.5	10	10	ug/L	100
Styrene	Blank Spike. Batch :	25207332	< 0.4	9.8	10	ug/L	98

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ANALYSIS DATES
Form 08126534

	Philip ID:	12081578	12081579
	Client ID:	TANKI- 021119	T.BLANK -021119
00081071	Residue Nonfilterable (TSS)	20-NOV-2002	---
Cd-DMS31	Cadmium Dissolved	21-NOV-2002	---
Cr-D0031	Chromium Dissolved	20-NOV-2002	---
Cu-D0031	Copper Dissolved	20-NOV-2002	---
Pb-DMS31	Lead Dissolved	21-NOV-2002	---
Zn-D0031	Zinc Dissolved	20-NOV-2002	---
TEH2	TEH WATER HEXANE EXT	20-NOV-2002	---
PAH-WMOE	PAHS - Water	21-NOV-2002	---
PKG-BT13	BTEX/C6-C10 Waters	20-NOV-2002	---
PKG-BT34	BTEX/VH WATER	---	20-NOV-2002
	Matrix:	Water	Water
	Sampled on:	19-NOV-2002	19-NOV-2002

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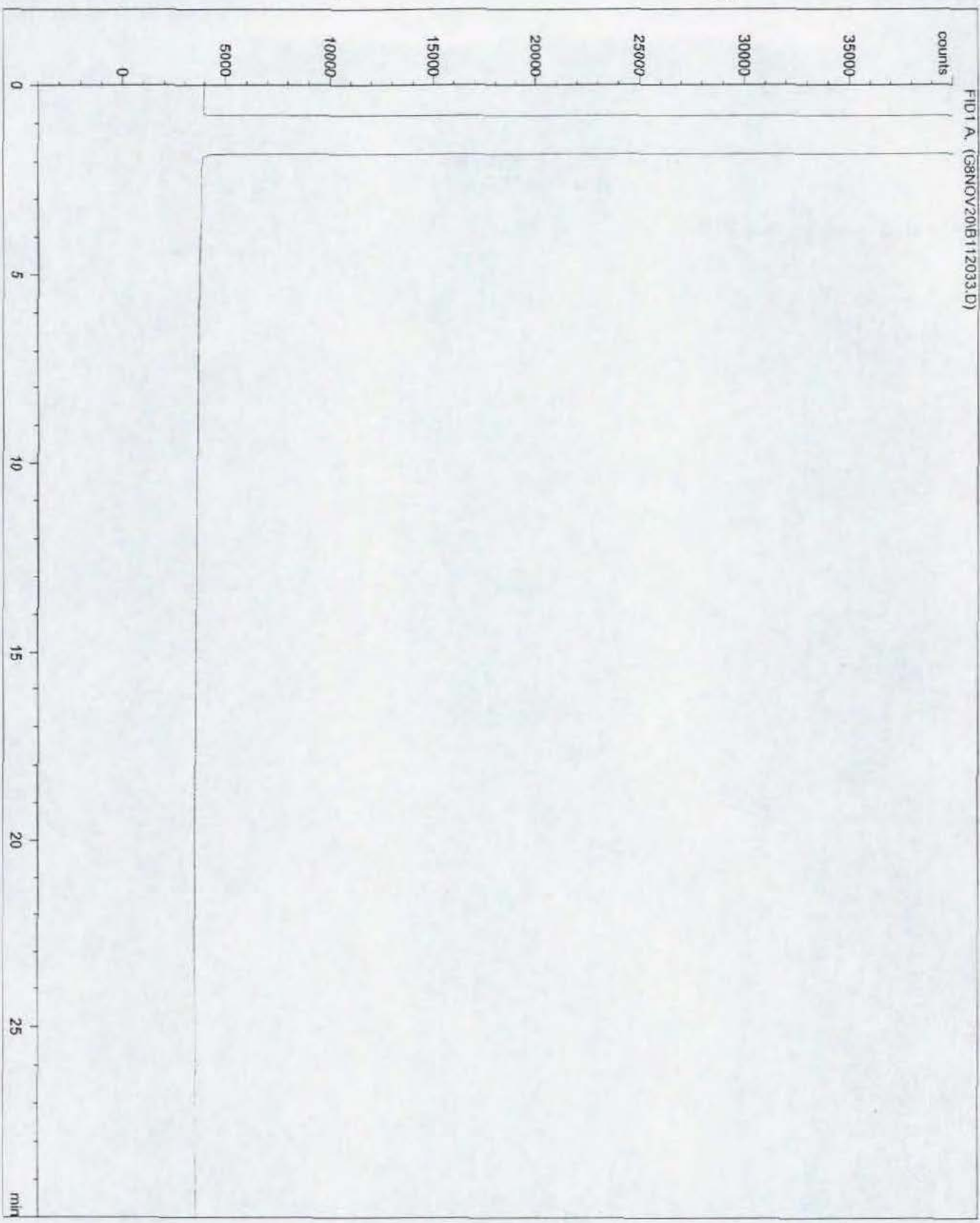
BATCH NUMBERS
Form 08126534

	Philip ID:	12081578	12081579
	Client ID:	TANK1- 021119	T.BLANK -021119
00081071	Residue Nonfilterable (TSS)	24405871	---
Cd-DMS31	Cadmium Dissolved	24203763	---
Cr-D0031	Chromium Dissolved	24203767	---
Cu-D0031	Copper Dissolved	24203767	---
Pb-DMS31	Lead Dissolved	24203763	---
Zn-D0031	Zinc Dissolved	24203767	---
TEH2	TEH WATER HEXANE EXT	25207346	---
PAH-WMOE	PAHS - Water	24502329	---
PKG-BT13	BTEX/C6-C10 Waters	25207329	---
PKG-BT34	BTEX/VH WATER	---	25207332
	Matrix:	Water	Water
	Sampled on:	19-NOV-2002	19-NOV-2002

22-Nov-02
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BLANK SUMMARY
Form 08126534

All method blanks were less than MDL



*** End of Report ***

Client Morrow Bay

Date: 11/19/02

Initial: l

C of C # 8126534

150ML CLEAR GLASS	
250ML CLEAR GLASS	
1L AMBER GLASS	
1L CLEAR GLASS	
1L PLASTIC	
500ML AMBER GLASS	2
500ML PLASTIC	
250ML PLASTIC FILTERED	
250ML PLASTIC FENCOS	
250ML PLASTIC FILTER/FENCOS	
250ML PLASTIC F2504	
250 ML PLASTIC FILTERED/F2504	
250 ML PLASTIC NaOH	
250ML PLASTIC NaOH/ZnAc	
Microbiology Bottle	
100ml AMBER GLASS F2504	
50ML AMBER VIALS	
50 ml CLEAR VIALS	3
PLASTIC BAG	
AIR SAMPLE	
OTHER: _____	
PRESERVATIVE CHECK	

- Item #
- 1 Custody Seal not Intact
 - 2 Temp > 10 degrees C
 - 3 Broken Bottle in Transit
 - 4 Ho C of C
 - 5 C of C information Incomplete
 - 6 C of C not signed/dated by consultant
 - 7 Non-current C of C
 - 8 Bottles listed on C of C, but no in shipment
 - 9 Bottles in shipment, but not on C of C
 - 10 Analysis Requirements absent/not clear
 - 11 Labelling Issue (missing/and/or incorrect)
 - 12 Samples received > 5 days after sampling
 - 13 Samples received after hold time
 - 14 Wrong Bottle(s) used
 - 15 Incorrect Preservation or Headspace present
 - 16 Insufficient # of bottles (no flag by consultant if insufficient sample available in field)
 - 17 Incorrect Task Order # provided to lab

Anomalies _____

Insufficient Sample (lab use only)

o Poured off aliquots

Comments

Condition of ice packs				

DEC 04 2002

28-Nov-02 MORROW ENVIRONMENTAL
 Page 1 of 8 CONSULTANTS INC. Certificate of Analysis

8577 Commerce Court
 Burnaby, B.C.
 Canada V5A 4N5
 Tel 604 444 4808
 Fax 604 444 4511

Reported To :

MORROW ENVIRONMENTAL CONSULTANTS INC. Client Code 0B

6400 ROBERTS STREET
 UNIT 140
 BURNABY, BC
 V5G 3K4

Attention : MEREDITH GUEST
 Phone : (604) 473-2073
 FAX : (604) 473-2063

Project Information :

Project ID : V9-335
 Submitted By: KELLI DEWITT

Requisition Forms :

Form 08109365 shipped on 22-Nov-02 received on 22-Nov-02 logged on 22-Nov-02 completed on 28-Nov-02

Remarks :

- + All organic data is blank corrected except for PCDD/F, Hi-res MS and CLP volatile analyses
- + 'MDL' = Method Detection Limit, '<' = Less than MDL, '-' = Not analyzed
- + Solids results are based on dry weight except Biota Analyses & Special Waste Oil & Grease
- + Organic analyses are not corrected for extraction recovery standards except for Isotope Dilution methods, (i.e. CARB 429 PAH, all PCDD/F and DBD/DBF analyses)
- + All CCME and/or BC CSR results met required criteria unless otherwise stated in the report. All data on final reports are validated by technical personnel. Signature on file at laboratory. Deviations from Reference Method for the Canadian-wide Standard for Petroleum Hydrocarbons in Soil - Tier 1 Method:
 - F1 data - None
 - F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction
- + All Groundwater samples except BTEX/VOC's or Purgeable Hydrocarbons are decanted and/or filtered prior to analysis unless otherwise mandated by regulatory agency
- + All analysis data reported was generated when the analytical methods were in statistical control and IOL criteria for spike recoveries, reference material recoveries, method blank data and duplicate precision were met unless otherwise stated
- + This report shall not be reproduced except in full, without the written approval of the laboratory

Methods used by Philip are based upon those found in 'Standard Methods for the Examination of Water and Wastewater', 20th Edition, published by the American Public Health Association, or on US EPA protocols found in the 'Test Methods For Evaluating Solid Waste, Physical/Chemical Method, SW846', 3rd Edition. Other procedures are based on methodologies accepted by the appropriate regulatory agency. Methodology briefs are available by written request.

All work recorded herein has been done in accordance with normal professional standards using accepted testing methodologies, quality assurance and quality control procedures except where otherwise agreed to by the client and testing company in writing. Liability for any and all use of these test results shall be limited to the actual cost of the pertinent analysis done. There is no other warranty expressed or implied. Your samples will be retained at Philip for a period of 30 days from receipt of data or as per contract.

PHILIP Project Manager: Monica Minto



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ANALYTICAL REPORT
Form 08109365

Client : MORROW ENVIRONMENTAL CONSULTANTS INC.
Project : V9-335

Philip ID : 12082743
Client ID : TANK2-021122

Sparcode	Parameter	Unit	MDL	
PHYSICAL				
00081071	Residue Nonfilterable (TSS)	mg/L	4	< 4
METALS TOTAL				
Cd-TMS42	Cadmium	mg/L	0.0001	< 0.0001
Cr-T0042	Chromium	mg/L	0.005	< 0.005
Cu-T0042	Copper	mg/L	0.005	0.024
Pb-TMS42	Lead	mg/L	0.0005	0.0165
Zn-T0042	Zinc	mg/L	0.005	0.029
HYDROCARBONS				
EX995141	TEH Extraction-Water	date		02/11/25
H099PT11	VH C6-C10	mg/L	0.1	< 0.1
H109P112	TEH (C10 - C30)	mg/L	0.1	< 0.1
H097CALC	VPHw	mg/L		< 0.1
POLYCYCLIC AROMATIC HYDROCARBONS				
EX994624	PAH Extraction-Water	date		02/11/25
PA01MW02	Acenaphthene	mg/L	0.00001	< 0.00001
PA02MW02	Acenaphthylene	mg/L	0.00001	< 0.00001
PA34MW02	Acridine	mg/L	0.00005	< 0.00005
PA03MW02	Anthracene	mg/L	0.00001	< 0.00001
PA04MW02	Benzo(a)anthracene	mg/L	0.00001	< 0.00001
PA06MW02	Benzo(b)fluoranthene	mg/L	0.00001	< 0.00001
PA08MW02	Benzo(k)fluoranthene	mg/L	0.00001	< 0.00001
PA07MW02	Benzo(g,h,i)perylene	mg/L	0.00002	< 0.00002
PA05MW02	Benzo(a)pyrene	mg/L	0.00001	< 0.00001
PA09MW02	Chrysene	mg/L	0.00001	< 0.00001
PA10MW02	Dibenz(a,h)anthracene	mg/L	0.00002	< 0.00002
PA11MW02	Fluoranthene	mg/L	0.00001	< 0.00001
PA12MW02	Fluorene	mg/L	0.00001	< 0.00001
PA13MW02	Indeno(1,2,3-c,d)pyrene	mg/L	0.00002	< 0.00002
PA29MW02	2-Methylnaphthalene	mg/L	0.00001	0.00001
PA14MW02	Naphthalene	mg/L	0.00001	0.00001
PA15MW02	Phenanthrene	mg/L	0.00001	< 0.00001
PA16MW02	Pyrene	mg/L	0.00001	< 0.00001
Q005MW02	Quinoline	mg/L	0.00005	< 0.00005

Matrix : Water
Sampled on: 02/11/22 03:00

28-Nov-02
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ANALYTICAL REPORT
Form 08109365

Client : MORROW ENVIRONMENTAL CONSULTANTS INC.
Project : V9-335

Philip ID : 12082743
Client ID : TANK2-021122

Sparcode	Parameter	Unit	MDL	
PAHtCALC	Total PAH's	mg/L		< 0.00005
PAH_CALC	Total Low MW PAH's	mg/L		0.00002
PAHhCALC	Total High MW PAH's	mg/L		< 0.00001
SURROGATE RECOVERY				
AcenMW02	d10-Acenaphthene	%	0	76
PhenMW02	d10-Phenanthrene	%	0	74
ChryMW02	d12-Chrysene	%	0	76
PeryMW02	d12-Perylene	%	0	77
VOLATILE ORGANICS-MAH				
EX995172	Volat. Wat. Pre-Scr.	date		02/11/24
B020PT11	Benzene	ug/L	0.5	< 0.5
B021PT11	Ethylbenzene	ug/L	0.5	< 0.5
V921PT11	Styrene	ug/L	0.4	< 0.4
T001PT11	Toluene	ug/L	0.5	< 0.5
X_8842_5	Xylenes	ug/L	0.5	< 0.5
X003PT11	m,p - Xylene	ug/L	0.5	< 0.5
X002PT11	o - Xylene	ug/L	0.5	< 0.5
VOC SURROGATE RECOVERY				
VS01PT11	Bromofluorobenzene	%	0	98
VS03PT11	d8-Toluene	%	0	97

Matrix : Water
Sampled on: 02/11/22 03:00

28-Nov-02
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DUPLICATE SUMMARY
Form 08109365

Parameter	Client ID	Philip ID	Sample Conc.	Duplicate Conc.	MDL	Unit	Relative % Diff.
Chromium	TANK2-021122	12082743	< 0.005	< 0.005	0.005	mg/L	0.00
Copper	TANK2-021122	12082743	0.024	0.023	0.005	mg/L	4.26
Zinc	TANK2-021122	12082743	0.029	0.029	0.005	mg/L	0.00

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SPIKE SUMMARY
Form 08109365

Parameter	Client ID	Philip ID	Sample Conc.	Sample & Spike Conc.	Spike Amount	Unit	Percent Recovery
Residue Nonfilterable (TSS)	Blank Spike. Batch :	24405983	< 4	197	200	mg/L	99
Benzene	Blank Spike. Batch :	25207396	< 0.5	10	10	ug/L	101
Toluene	Blank Spike. Batch :	25207396	< 0.5	9.8	10	ug/L	98
Ethylbenzene	Blank Spike. Batch :	25207396	< 0.5	10	10	ug/L	102
m,p - Xylene	Blank Spike. Batch :	25207396	< 0.5	20	20	ug/L	102
o - Xylene	Blank Spike. Batch :	25207396	< 0.5	11	10	ug/L	105
Styrene	Blank Spike. Batch :	25207396	< 0.4	10	10	ug/L	102
TEH (C10 - C30)	Blank Spike. Batch :	25207434	< 0.1	18	25	mg/L	73
Naphthalene	Blank Spike. Batch :	24502357	< 0.00001	0.0017	.0025	mg/L	68
Acenaphthylene	Blank Spike. Batch :	24502357	< 0.00001	0.0020	.0025	mg/L	79
Acenaphthene	Blank Spike. Batch :	24502357	< 0.00001	0.0019	.0025	mg/L	78
Fluorene	Blank Spike. Batch :	24502357	< 0.00001	0.0020	.0025	mg/L	79
Phenanthrene	Blank Spike. Batch :	24502357	< 0.00001	0.0020	.0025	mg/L	79
Anthracene	Blank Spike. Batch :	24502357	< 0.00001	0.0019	.0025	mg/L	78
Fluoranthene	Blank Spike. Batch :	24502357	< 0.00001	0.0019	.0025	mg/L	78
Pyrene	Blank Spike. Batch :	24502357	< 0.00001	0.0019	.0025	mg/L	78
Benzo(a)anthracene	Blank Spike. Batch :	24502357	< 0.00001	0.0020	.0025	mg/L	80
Chrysene	Blank Spike. Batch :	24502357	< 0.00001	0.0021	.0025	mg/L	82
Benzo(b)fluoranthene	Blank Spike. Batch :	24502357	< 0.00001	0.0019	.0025	mg/L	78
Benzo(a)pyrene	Blank Spike. Batch :	24502357	< 0.00001	0.0019	.0025	mg/L	78
Indeno(1,2,3-c,d)pyrene	Blank Spike. Batch :	24502357	< 0.00002	0.0020	.0025	mg/L	79
Dibenz(a,h)anthracene	Blank Spike. Batch :	24502357	< 0.00002	0.0021	.0025	mg/L	84
Benzo(g,h,i)perylene	Blank Spike. Batch :	24502357	< 0.00002	0.0021	.0025	mg/L	82
Benzo(k)fluoranthene	Blank Spike. Batch :	24502357	< 0.00001	0.0020	.0025	mg/L	82
Acridine	Blank Spike. Batch :	24502357	< 0.00005	0.0016	.0025	mg/L	66
2-Methylnaphthalene	Blank Spike. Batch :	24502357	< 0.00001	0.0018	.0025	mg/L	70
Quinoline	Blank Spike. Batch :	24502357	< 0.00005	0.0022	.0025	mg/L	90
Cadmium	Blank Spike. Batch :	24203828	< 0.0001	0.0216	.02	mg/L	108
Chromium	TANK2-021122	12082743	< 0.005	1.90	2	mg/L	95
Chromium	Blank Spike. Batch :	24203825	< 0.005	0.288	.3	mg/L	96
Copper	TANK2-021122	12082743	0.024	1.93	2	mg/L	96
Copper	Blank Spike. Batch :	24203825	< 0.005	0.192	.2	mg/L	96
Lead	Blank Spike. Batch :	24203828	< 0.0005	0.0221	.02	mg/L	110
Zinc	TANK2-021122	12082743	0.029	1.98	2	mg/L	98
Zinc	Blank Spike. Batch :	24203825	< 0.005	0.196	.2	mg/L	98

28-Nov-02
Page 6 of 8

ANALYSIS DATES
Form 08109365

Philip ID:		12082743
Client ID:		TANK2- 021122
00081071	Residue Nonfilterable (TSS)	26-NOV-2002
Cd-TMS42	Cadmium	27-NOV-2002
Cr-T0042	Chromium	26-NOV-2002
Cu-T0042	Copper	26-NOV-2002
Pb-TMS42	Lead	27-NOV-2002
Zn-T0042	Zinc	26-NOV-2002
TEH2	TEH WATER HEXANE EXT	26-NOV-2002
PAH-WMOE	PAHS - Water	26-NOV-2002
PKG-BT34	BTEX/VH WATER	24-NOV-2002
Matrix:		Water
Sampled on:		22-NOV-2002

28-Nov-02
Page 7 of 8

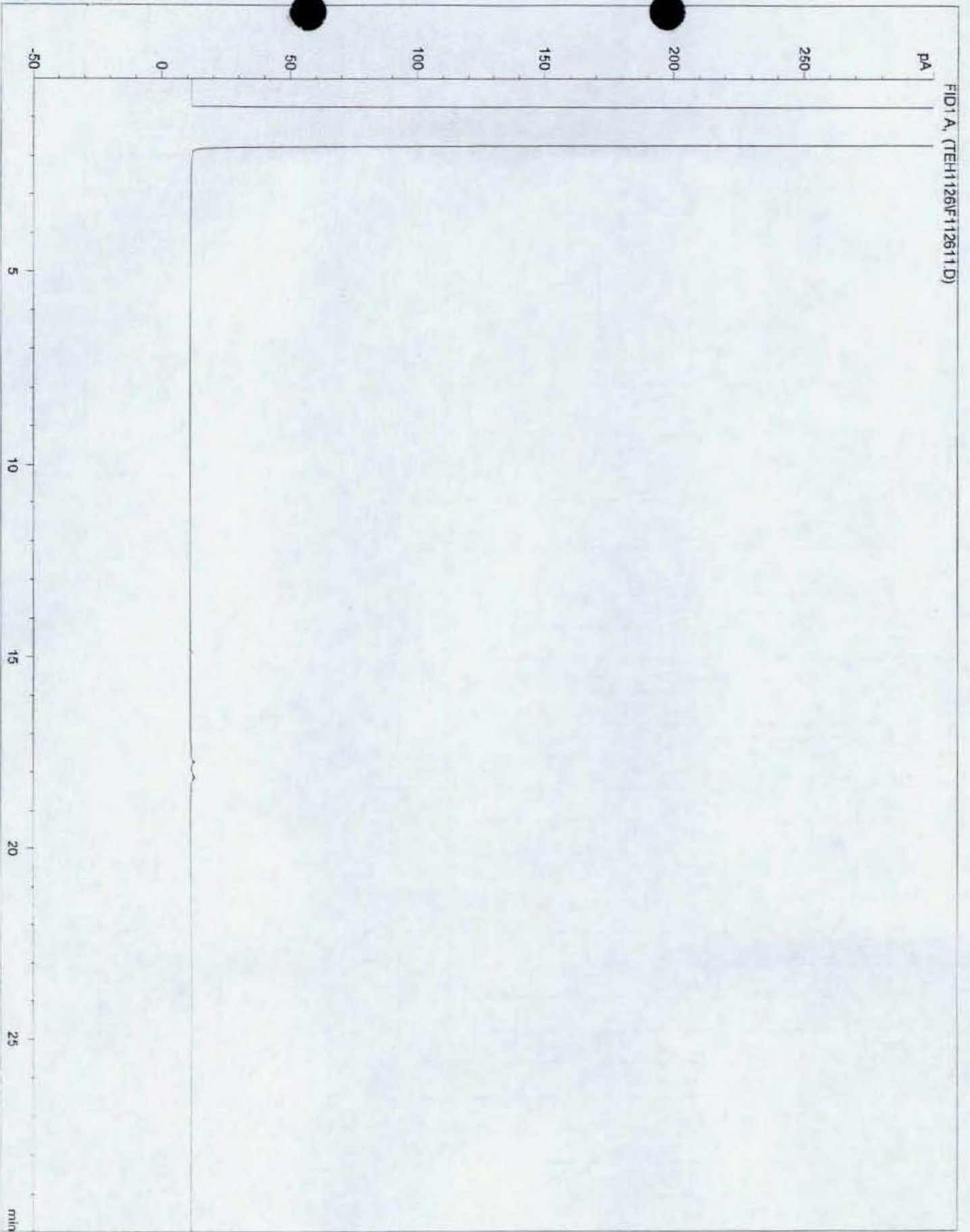
BATCH NUMBERS
Form 08109365

	Philip ID:	12082743
	Client ID:	TANK2- 021122
00081071	Residue Nonfilterable (TSS)	24405983
Cd-TMS42	Cadmium	24203828
Cr-T0042	Chromium	24203825
Cu-T0042	Copper	24203825
Pb-TMS42	Lead	24203828
Zn-T0042	Zinc	24203825
TEH2	TEH WATER HEXANE EXT	25207434
PAH-WMOE	PAHS - Water	24502357
PKG-BT34	BTEX/VH WATER	25207396
	Matrix:	Water
	Sampled on:	22-NOV-2002

28-Nov-02
Page 8 of 8

BLANK SUMMARY
Form 08109365

All method blanks were less than MDL



*** End of Report ***

Client: Morrow Bby

Date: NOV 22/02

Initial: KW C of C #: 8109365

150ML CLEAR GLASS	
250ML CLEAR GLASS	
1L AMBER GLASS	
1L CLEAR GLASS	
1L PLASTIC	
500ML AMBER GLASS	
500ML PLASTIC	
250ML PLASTIC	
250ML PLASTIC FILTERED	
250ML PLASTIC H2O2	
250ML PLASTIC FILTER/H2O2	
250ML PLASTIC H2SO4	
250 ML PLASTIC FILTERED/H2SO4	
250 ML PLASTIC NaOH	
250ML PLASTIC NaOH/ZnAc	
Microbiology Bottle	
100ml AMBER GLASS H2SO4	
40ML AMBER VIALS	
40 ml CLEAR VIALS	
PLASTIC BAG	
AIR SAMPLE	
OTHER: _____	
PRESERVATIVE CHECK	<input checked="" type="checkbox"/>

Item #

- 1 Custody Seal not intact
- 2 Temp > 10 degrees C
- 3 Broken Bottle in Transit
- 4 No C of C
- 5 C of C information incomplete
- 6 C of C not signed/dated by consultant
- 7 Non-current C of C
- 8 Bottles listed on C of C, but no in shipment
- 9 Bottles in shipment, but not on C of C
- 10 Analysis Requirements absent/not clear
- 11 Labelling Issue (missing/and/or incorrect)
- 12 Samples received > 3 days after sampling
- 13 Samples received after hold time
- 14 Wrong Bottle(s) used
- 15 Incorrect Preservation or Headspace present
- 16 Insufficient # of bottles (no flag by consultant if insufficient sample available in field)
- 17 Incorrect Task Order # provided to lab

Anomalies _____
 Insufficient Sample (lab use only)

Poured off anions

Comments: _____

Temp				
Temp				
Temp				
Temp				
Temp				

Condition of ice/ice packs: _____



~~Building Insp. - Dist. No.~~

~~MICHAEL MARK~~

2002 10 18

Project V9-335D

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

MICHAEL MARK
Building Insp. - Dist. No.

Boaz 2002

ATTENTION: Mr. Hank Uyeyama, Environmental Protection Officer

REFERENCE: Esso Service Station
5702 Granville, 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. Accessible hydrocarbon impacted soil on the site was excavated prior to the redevelopment of the property into a new service station.

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.

Meredith Guest, P. Eng.
Project Manager

MORROW ENVIRONMENTAL CONSULTANTS INC.

MAG/js
T:\V9\335LA1\K LDA.DOC

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



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department
Inspections Division

FAX TRANSMISSION

August 24, 2001 at 11:39 AM

To: Kerri Dundas **Fax:** (604) 582-5334
Organization: MWLAP **Phone:**
From: Hank Uyeyama, Environmental Protection Officer **Fax:** 604.873-7963
Organization: Community Services **Phone:** 604.873-7732
Subject: 5702 Granville Street

Number of Pages being Transmitted: 7
Original to Follow: No
Reply to the Attention of: Hank Uyeyama

Message:

I am forwarding a site profile for the above subject site for your review. The site profile is for a Rezoning Application to redevelop the site for the purposes of gasoline station - split island, motor vehicle wash and retail store, 10 off-street parking. If you have any questions please contact me at 873-7732.

Regards Hank



Date: SEP 24 2001

Your File:
Our File: 26250-20/7476
SITE 7476

VIA FAX ONLY: (780) 440-8124

Imperial Oil Limited
325 - 9405 50th Street
Edmonton, AB T6B 2T4

DEPARTMENT OF PERMITS & LICENSES
ENVIRONMENTAL PROTECTION BRANCH

CHECKED SEPT. 25, 2001
APPROVED [Signature]

Attention: Heather Hynes

RE: 5702 GRANVILLE ST
REZONING

Dear Heather Hynes:

Re: Site Profile Submission/Notice of Intent to Undertake Independent Remediation
Application for Rezoning
5702 Granville Street, Vancouver
PID: 009-014-772

This letter is to acknowledge receipt of a satisfactorily completed site profile pertaining to the above-referenced site. We also 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. An electronic copy of draft Guidance Document #4 can be obtained from the ministry's contaminated sites web page located at http://www.epd.gov.bc.ca/epd/endpa/contam_sites/guidance/index.html.

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/wlap/p2/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

Ministry of Water, Land
and Air Protection

Regional Operations
Lower Mainland Region
Contaminated Sites

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

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

with any future applications for this site identified in section 26.1 of the *Waste Management Act*;

- 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;

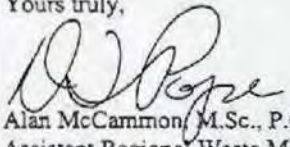
- the ministry recommends that you review all aspects of the government's contaminated sites

- the ministry recommends that you review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and remediation of the site; 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 Management Act* and regulations (e.g. Contaminated Sites Regulation, Special Waste Regulation etc.). The ministry considers these persons responsible for ensuring that "onsite" contaminants are not migrating "offsite" and that any associated human health or environmental impacts ("on" or "offsite") are identified and addressed, including written notification to any potentially affected parties (e.g. adjacent land owners/occupants, municipalities, utility companies etc.). The ministry shall be copied on all notifications.

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

If you have any questions about this letter please contact Stephen Dankev at (604) 582-5375.

Yours truly,

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

kd/

cc: Hank Uyeyama, City of Vancouver. FAX: (604) 873-7963

2000/01/17 11.20.52 <= Permits PRISM Properties => City of Vancouver
PSA300.00 PSP300D Address - Action Detail Page 1 of 1
Address : 5702 GRANVILLE ST Group 81: ENV PROTECTN INSPN

Status : OPEN

Date Action by Action Action specifics Reference

00JAN17 H UYEYAMA 060 OPEN GROUP

00JAN17 H UYEYAMA N15 FILE RESEARCH 01 ROUTINE

00JAN17 H UYEYAMA R61 INFORMATION GIVEN RECORDS FOUND

00JAN17 H UYEYAMA 993 SEE INTERNAL NOTES

F1=Help F2=Print F3=Jump F4=Table F5=Refresh F6=Page F7=Prev
F8=Next F9=Desc F11=Update F12=Return F13=Last update by
F14=Action attributes F15=Notes F16=Business license
F17=Addr insp schedule F18=Address inquiry F21=Address/permit search

2000/01/17 11.20.42

PSA270.00 PSP270CW

AD424427: ADDRESS CONTROL

Note type: INTERNAL NOTES

Title : ENV PROTECTION INSPECTION

<= Permits PRISM Properties =>

Permit - Update Note

City of Vancouver

Page_1 of 1

Address: 5702 GRANVILLE ST

Last update by: H UYEYAMA

Date updated : 00JAN17

01 Jan 17/00:- Re: File Research:- Following records were found: (1) inspection on December 8/75 show that there were 4 -
 02 5000 gal underground storage tank (UST) for gasoline and 1 - 500 gal UST for waste oil, (2) an enforcement letter
 03 from the City dated November 12/76 was sent to Imperial Oil Limited at 475 West Georgia to take a necessary corrective
 04 action for pumps which are losing prime, (3) noted dispensers were leaking during the inspection on Nov 10/76, (4) the
 05 manager of the service station reported inventory loss of 1100 litre of gasoline during February 1985, (5) an UST was
 06 removed in March 1986 and (6) a Development and Building Permit was issued to construct a kiosk on the site on March
 07 10/97.

08
 09
 10
 11
 12
 13
 14
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 17

File has been updated.

F1=Help	F2=print	F5=Refresh	F6=Page	F7=Prev page	F8=Next page	F11=Update
F12=Return	F13=Insert line	F14=Delete line	F15=Prev note	F16=Next note		
F18=Delete note	F19=Prev10	F20=Next10	F22=Print note			

SITE PROFILE FORM
Environmental Protection Branch

No. 0073
No.

To: IMPERIAL OIL LTD. Date: AUGUST 24, 2001

From: CITY OF VANCOUVER

Site Profile Address:

Mailing Address:

5702 GRANVILLE STREET

3232 UNDERHILL AVE

BURNABY, BC

VSA 3C7

Cheque Enclosed? Yes

Cheque # 2012927318 Amount: \$ 50.00

No

Attached Cheque to be deposited into Account #60-09-9104-340.

White: Environmental Protection

Yellow: Accounting Department

Uyeyama, Hank

From: Roberts, Doug
Sent: Monday, March 04, 2002 10:58 AM
To: Murphy, David
Cc: Uyeyama, Hank; Kyle, Tracy
Subject: RE: 5702 Granville Street - Road dedication for corner-cut

Yes, I have reviewed the information sent to us by the environmental consultant on behalf of Esso, and have discussed this with Tracy Kyle in Projects (Eng Dept). We concur with the assessment that there is low risk of contamination in the corner cut-off and therefore approve the dedication and release any holds we had on the site....

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

From: Murphy, David
Sent: March 4, 2002 9:20 AM
To: Roberts, Doug
Subject: FW: 5702 Granville Street - Road dedication for corner-cut

Please advise on Lawrence's note below.

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

From: lawrence.ng@esso.com [mailto:lawrence.ng@esso.com]
Sent: Monday, March 04, 2002 9:13 AM
To: PNDHM@xmail.city.vancouver.bc.ca
Subject: RE: 5702 Granville Street - Road dedication for corner-cut

David:

Our Engineering Dept has been in contact with Doug Roberts (sent some drilling results) and I believe the issue of potential contamination of the dedication area is resolved. You can obviously confirm directly with Doug Roberts.

Hopefully this should allow the subdivision to be finalized.

Please advise if there are any other issues.

Lawrence Ng
Real Estate Manager
3232 Underhill Ave
Burnaby, B.C. V5A 3C7

phone: 604 420-3195
fax: 604 420-3196
cell: 604 817-0530

email: lawrence.ng@esso.com

> -----Original Message-----

> **From:** Murphy, David [SMTP:david_murphy@city.vancouver.bc.ca]
> **Sent:** February 4, 2002 9:58 AM
> **To:** 'lawrence.ng@esso.com'
> **Cc:** Roberts, Doug; Naundorf, Daniel
> **Subject:** RE: 5702 Granville Street - Road dedication for corner-cut

>
> The soil issues and process at this site are somewhat confusing. Basically,
> the approvals you have from the Ministry do not require an investigation
> report at this time, as the use remains the same, and the guidance document
> allows you to apply for an AIP if off-site contamination is found. However,
> it is City policy not to take dedicated land for road or lane until we have
> clearance that the dedicated area is not contaminated. So, the approvals
> you have are sufficient for the development site, but a different standard
> applies to the small area being dedicated to the City for road.

>
> If you have further questions on this please contact Doug Roberts
> (873-7567).

>
>
> David Murphy
> Subdivision & Strata Title Coordinator
> tel: 604-873-7556 fax: 604-873-7060
> david_murphy@city.vancouver.bc.ca
>
>
> -----Original Message-----
> From: lawrence.ng@esso.com [mailto:lawrence.ng@esso.com]
> Sent: Friday, January 25, 2002 7:19 AM
> To: PNDHM@xmail.city.vancouver.bc.ca
> Cc: lynda@hoespc02.exxonmobil.com; challis@city.vancouver.bc.ca
> Subject: RE: 5702 Granville Street - Road dedication for corner-cut
>
>
> David:
>
> We have already received clearance from the Ministry via letter dated Sept
> 24, 2001 from Alan McCammon, Assistant Regional Waste Manager. Hank Uyeyama
> from the City of Vancouver was copied on this letter which provides
> clearance to the City for the issuance of permits related to the rezoning
> application.
>
> There should be no further clearance required. Please advise if there is an
> issue as I would like to finalize this rezoning.
>
> Lawrence Ng
> Real Estate Manager
> 3232 Underhill Ave
> Burnaby, B.C. V5A 3C7
>
> phone: 604 420-3195
> fax: 604 420-3196
> cell: 604 817-0530
>
> email: lawrence.ng@esso.com
>
> > -----Original Message-----
> > From: Murphy, David [SMTP:david_murphy@city.vancouver.bc.ca]
> > Sent: January 24, 2002 12:40 PM
> > To: 'lawrence.ng@esso.com'
> > Cc: Challis, Lynda
> > Subject: 5702 Granville Street - Road dedication for corner-cut
> >
> > Lawrence,
> >
> > Please be advised that the subdivision to complete the road corner cut,
> > required as a condition of rezoning approval, has been put on hold, until
> > clearance is received from the Ministry of Water, Land and Air Protection
> > (MWLAP) for the dedicated area. Please contact me if you have any
> > additional
> > questions.
> >
> >
> > David Murphy
> > Subdivision & Strata Title Coordinator
> > tel: 604-873-7556 fax: 604-873-7060
> > david_murphy@city.vancouver.bc.ca
> >



MORROW ENVIRONMENTAL CONSULTANTS INC.



DEPARTMENT OF PERMITS & LICENSES ENVIRONMENTAL PROTECTION BRANCH

CHECKED OCT. 22, 2002

APPROVED [Signature]

RE: 5702 GRANVILLE SC020327

2002 10 18

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
5702 Granville, 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. Accessible hydrocarbon impacted soil on the site was excavated prior to the redevelopment of the property into a new service station.

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.

Meredith Guest, P. Eng.
Project Manager

MORROW ENVIRONMENTAL CONSULTANTS INC.

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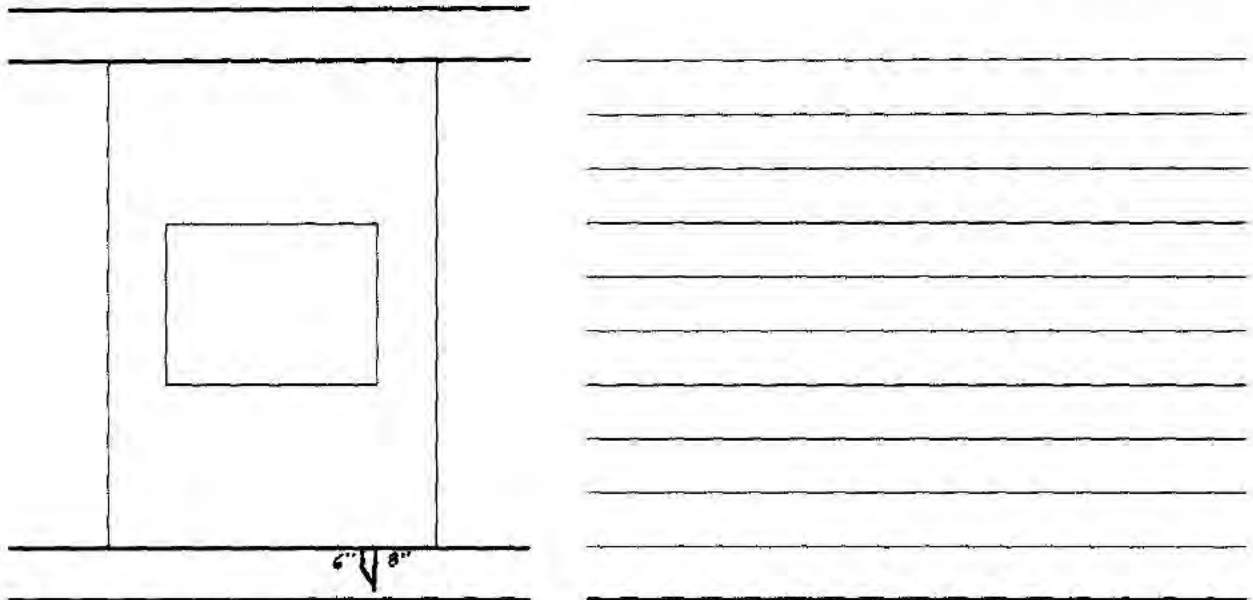
cc: Ms. Linda Eastcott, Imperial Oil Limited, Burnaby, BC



CITY OF VANCOUVER
 COMMUNITY SERVICES
 Licences and Inspections Department
 Inspections Division

Sewer Inspection Record

Property Address: 5702 Granville	Permit Date (yy/mm/dd): 02/10/31
District Number: 83	Sewer Permit No. SE: 01648C
Record Date: <u> </u> / <u> </u> / <u> </u> yy / mm / dd	DB / BU: 423092



Type of Inspection	Date (yy/mm/dd)	Inspector
PIPES INSPECTED & PASSED P/L TO MAIN SEWER	02/12/19	[Signature]
SPAN/SMI ASSESS TO P/L ACCEPTED BY DPI	Jan 7/03	L. Cheung
on Nov. 12/02	Jan 7/03	L. Cheung
CONNECTED BY CITY FORCES	Jan 7/03	L. Cheung
Final Approval	Accepted	Jan 7/03 L. Cheung

10016475

B0423092

80022997

ENGINEERING DEPARTMENT
 Connection Charge
 Cr. No. 11030450825
 Inspection Fee
 60099104325
 G.S.T. Not applicable
 Misc.
 11030450825
 Total Charge

\$ 14,846
 \$ 73.00
 \$ 0.00
 \$ 15,020.00

CITY OF VANCOUVER
 SEWER BRANCH
**APPLICATION FOR PUBLIC
 SEWER CONNECTION**

(For other than one-family or two-family dwelling)
 G.S.T. REG. # R121361042

ORIGINAL - Applicant
 GOLDENROD - Treasurer
 BLUE - Office
 PINK - Superintendent
 WHITE - Superintendent
 YELLOW - Plumbing

01648C

Address: 5702 GRANVILLE Date 1/10/20
 (new) Map 62A Profile G27
 Lot A

Received from _____
 of _____
 Telephone _____

THIS PERMIT IS RESTRICTED AS MARKED BELOW	
PUMP DISCHARGE FROM FIXTURES BELOW STREET	
PUMP DISCHARGE FROM FIXTURES BELOW LANE	
PUMP DISCHARGE FROM FIXTURES BELOW ELEVATION	95.76m
PUMP ALL SANITARY FIXTURES	

Diameter of sewer connection 150mm San. 200mm Stm.
 Sewer connection will tie into the twinned/combined sewer
 under W 41ST AVE

The City does not warrant the accuracy of the information provided on this permit. Circumstances may prevent the City from installing the sewer connection at the location and depth shown on this permit.

Approximate Location: (To be determined by surveyors paint mark on site.)
7.20m (N, S, W) of (N, S, E, W) property line

The owner is responsible for ensuring that the plumbing system for the proposed building or renovations can adequately drain to the public sewer connection installed by the City regardless of its actual location and actual depth and for requesting the inspection of that connection.

Depth: (Invert at Property Line) (Subject to Field Conditions)
2.62m Below Centre Line of Street Lane
 Below Paint Mark at Back of Sidewalk

Any requests for changes received after a connection crew has arrived at the site will cause installation delays and additional costs which the applicant hereby agrees to pay.

Elevation of invert at property line: 94.26m

Accepted on behalf of the owner:

Note: Sanitary Pipe will be to the left of the storm pipe when looking at the property from the sewer main.
Note: Mechanical plan review may result in additional charges (e.g. extra depth, new wye locations).
 Contact Sewer Design @ 873-7357 for information.

Applicant's Signature _____
 Print Name _____
 City Engineering Dept
 Per _____

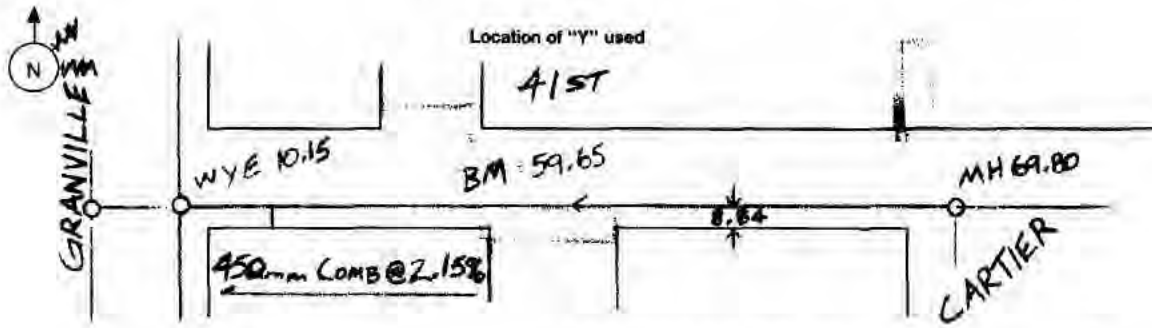
Remarks: _____
 Cash Register Impression of City Treasurer's Signature Certifies Official Receipt

FOR INSTALLATION SCHEDULING, CONTACT SEWERS OPERATIONS @ 327-8121.

Utilities copied by _____ Utilities checked by _____

CONNECTION RECORD

Map No. _____ Profile _____ Lot _____ Address _____
 Date Begun _____ Date Completed _____
 Size Installed (San.) _____ mm (Stm.) _____ mm Length from City sewer to property line _____ m
 Depth @ p.l. _____ m Below centre line of Street/Lane Depth of trench at top of riser _____ m
 _____ m Below paint mark at walk Horizontal distance from City sewer to top of riser _____ m
 Depth @ wye (San.) _____ m (Stm.) _____ m



End of Connection _____ m (N, S, E, W) of (N, S, E, W) Property Line 89
 City Hookup: Yes No Street Cut _____
 Ground Conditions: _____
 Remarks _____

Subforeman (print name) _____ Foreman _____


10016475

City of Vancouver FOI #2017-513 page 8/196
 80022997
 Bob

Address to

Address Activities

Review/Inspection activity group	District	Department/branch responsible	Current status	Date open	Date complete
----------------------------------	----------	-------------------------------	----------------	-----------	---------------

 EV - ENV CONTAMINATION

FACS DESIGN & MGMT

01 - OPEN

15 Jul 2015

Action Details

Date	Action by	Action	Action specifics	Reference
15 Jul 2015	L KWAN	060 - OPEN GROUP	-	-
15 Jul 2015	L KWAN	N15 - FILE RESEARCH	16 - RECORDS FOUND	-
15 Jul 2015	L KWAN	993 - SEE INTERNAL NOTES	-	-

Action Details

Date	Action by	Action	Action specifics	Reference
17 Jan 2000	H UYEYAMA	060 - OPEN GROUP	-	-
17 Jan 2000	H UYEYAMA	N15 - FILE RESEARCH	01 - ROUTINE	-
17 Jan 2000	H UYEYAMA	R61 - INFORMATION GIVEN	- RECORDS FOUND	-
17 Jan 2000	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
17 Aug 2001	H UYEYAMA	N12 - SOIL ASSESSMENT	12 - REZONING/SUBDIVISN	-
17 Aug 2001	H UYEYAMA	R32 - FOLLOW-UP REQUIRED	- RE:REZONING	-
17 Aug 2001	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
24 Aug 2001	H UYEYAMA	N55 - SITE PROFILE FWD	25 - M.O.E. REVIEW	-
24 Aug 2001	H UYEYAMA	993 - SEE INTERNAL NOTES	- RE: REZONING	-
24 Aug 2001	H UYEYAMA	R62 - INFORMATION RECVD	- \$50 REC'D	-
25 Sep 2001	H UYEYAMA	N12 - SOIL ASSESSMENT	12 - REZONING/SUBDIVISN	-
25 Sep 2001	H UYEYAMA	R90 - ACCEPTED	- RE:REZONING	-
25 Sep 2001	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
27 Nov 2001	H UYEYAMA	N03 - ROUTINE MONITOR	03 - REFERRAL	-
27 Nov 2001	H UYEYAMA	R61 - INFORMATION GIVEN	- JOINT INSPECTION	-
27 Nov 2001	H UYEYAMA	993 - SEE INTERNAL NOTES	- ENV HEALTH	-
20 Dec 2001	N MCCREEDY	993 - SEE INTERNAL NOTES	- PLAN CHECKING	-
14 Jan 2002	H UYEYAMA	N12 - SOIL ASSESSMENT	12 - REZONING/SUBDIVISN	-

14 Jan 2002	H UYEYAMA	R32 - FOLLOW-UP REQUIRED	- RE: SUBDIVISION	-
14 Jan 2002	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
04 Mar 2002	H UYEYAMA	N12 - SOIL ASSESSMENT	12 - REZONING/SUBDIVISN	-
04 Mar 2002	H UYEYAMA	R90 - ACCEPTED	- RE: SUBDIVISION	-
04 Mar 2002	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
09 Sep 2002	H UYEYAMA	N30 - APPLICATION	01 - ROUTINE	-
09 Sep 2002	H UYEYAMA	R90 - ACCEPTED	- RE: BU422910	-
09 Sep 2002	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
17 Sep 2002	H UYEYAMA	N31 - ISSUE SC PERMIT	10 - SRCE CNTRL PERMIT	SC - 020327
17 Sep 2002	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
27 Sep 2002	H UYEYAMA	R62 - INFORMATION RECVD	- GVRD	-
27 Sep 2002	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
27 Sep 2002	H UYEYAMA	N03 - ROUTINE MONITOR	02 - COMPLAINT	VI - 10354
22 Oct 2002	H UYEYAMA	N12 - SOIL ASSESSMENT	01 - ROUTINE	-
22 Oct 2002	H UYEYAMA	R62 - INFORMATION RECVD	- MORROW ENV	-
22 Oct 2002	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
23 Oct 2002	H UYEYAMA	N30 - APPLICATION	01 - ROUTINE	-
23 Oct 2002	H UYEYAMA	R90 - ACCEPTED	- RE: BU423092	-

23 Oct 2002	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
20 Jan 2003	H UYEYAMA	N30 - APPLICATION	01 - ROUTINE	-
20 Jan 2003	H UYEYAMA	R90 - ACCEPTED	- RE: OC418851	-
20 Jan 2003	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
05 Dec 2005	H UYEYAMA	N12 - SOIL ASSESSMENT	01 - ROUTINE	-
05 Dec 2005	H UYEYAMA	R62 - INFORMATION RECVD	- FROM MOE	-
05 Dec 2005	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
05 Sep 2006	L KWAN	N12 - SOIL ASSESSMENT	07 - FILED - DOMINO	-
05 Sep 2006	L KWAN	993 - SEE INTERNAL NOTES	-	City of Vancouver FOI #2017-513, page 0201
05 Sep 2006	L KWAN	R62 - INFORMATION RECVD	- FROM MOE	-

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

L KWAN

05 Sep 2006

Jan 17/00:- Re: File Research:- Following records were found: (1) inspection on December 8/75 show that there were 4 - 5000 gal underground storage tank (UST) for gasoline and 1 - 500 gal UST for waste oil, (2) an enforcement letter from the City dated November 12/76 was sent to Imperial Oil Limited at 475 West Georgia to take a necessary corrective action for pumps which are losing prime, (3) noted dispensers were leaking during the inspection on Nov 10/76, (4) the manager of the service station reported inventory loss of 1100 litre of gasoline during February 1985, (5) an UST was removed in March 1986 and (6) a Development and Building Permit was issued to construct a kiosk on the site on March 10/97.

Aug 17/01:- Re:Rezoning:- A site profile is required for the above referenced site.

Aug 24/01:- A site profile for the above referenced site have been forwarded to the Ministry of Water, Land and Air Protection (MWLAP) for their review. Hold approval of rezoning until we receive a clearance from the MWLAP.

Sept 25/01:- Re: Rezoning:- Received a copy of Letter from the Ministry of Water, Land and Air Protection (MLWLAP) for the above site Re: Site Profile Submission/Notice of Intent to Undertake Independent Remediation Application for Rezoning 5702 Granville Street. The ministry replied that: (1) does not presently require submission of a site investigation report under section 26.2 of the Waste Management Act, (2) released from submission of a site investigation report is granted at this time since site investigations are conducted as a part of an independent

remediation process, (3) above decision pertains only to the above rezoning application and (4) any future application for the site requires a further advice from the Ministry. Rezoning Application is approved. Please note that future application such as Subdivision, Demolition and/or Development requires a clearance from the MWLAP.

Nov 27/01:- Referral from Environmental Health:- Arnaud Zondag, Environmental Health Inspector passed on a complaint of gasoline odour in the house south of the above service station. The odour in the house occurs periodically.

Arnaud Zondag and myself conducted a joint inspection of the service station. There is a vent pipe from the underground storage tanks (UST) located by the south east side of the property. When restocking the UST, a vapour recovery system is used, minimizing loss of gasoline vapour. At the time of inspection, we did not smell any gasoline odour by the south side of the property, closest point to the house in question. We also spoke to a gas service attendant and he informed us that he did not notice any strong odour of gasoline while at work. I have informed the complainant of above findings.

Dec20/01: - Building Permit Plans are required for our approval for this new gas station and car wash. An erosion and sediment control plan is required during construction

Jan 14/02:- Re: Subdivision:- Requested an advice from the Ministry of Water, Land and Air Protection (MWLAP) for the above subdivision application. Hold approval until we receive a clearance from the MWLAP.

Mar 4/02:- Re: Subdivision:- Doug Roberts have reviewed the information that was forwarded to us by the Environmental Consultant on behalf of Imperial Oil Limited and determined that there is low risk of contamination in the corner cut-off (north-west corner of the site). Subdivision for the corner cut-off dedication to the City is approved from our branch.

Sept 9/02:- Re: BU422910:- Received a clearance from the MWLAP (see notes under Sept 24/01). BU422910 is approved.

Sept 17/02:- Re: SC020327:- Issued waste discharge permit SC020327 for the above site. The permit is for 90 days from September 19, 2002 and authorizes discharge of 200 cubic metres of treated groundwater from the site to the sanitary sewer at a maximum rate of 200 l/min.

Sept 27/02:- Received a complaint that the gasoline vapour generated from the remediation project at the above site was draw into the complainant's house and the occupants of the house becoming ill from the vapour. I inspected the above site and following is my observation: (1) there was no gasoline vapour odour by the complainant's house and yards [AIM gas detector was reading 0% LEL], complainant was not home at the time of inspection, unable to measure ambient air in the house for gasoline , (3) remediation is taking place on north side of the property, away from the complainant's house, (5) prevailing wind at the time of inspection was southerly direction, away from the house and (6) whenever the soil was scooped up by the front end loader, AIM gas detector had a reading of 3% LEL (measurement taken on the city sidewalk, northeast side of the property), but quickly drop off to 0 % LEL since gasoline vapour dissipated quickly in air. I spoke to Kelli DeWitt, field technician from Morrow Environmental, and was informed that during remediation on the south side of the property [completed in 1 day], closest to the complainant's house, whenever the soil was scooped up, the GasTech gas detector had a reading of 200 - 300 ppm gasoline (equivalent to 2 - 3 % LEL) but the reading quickly drop off to 0 ppm and also complainant was verbally abusing the workers on site. This is an independent remediation of site for preparation of construction of a new service station with convenience store and car wash. I spoke to Larry Avanthay, GVRD Air Quality Officer, and informed him of the above findings. Larry mentioned that they received a complaint in regards to air quality from the service station by the same complainant last year and they sent letters to the complainant with their findings and recommendations. I was unable to get in contact with the Environmental Health inspector on the day of complaint for joint inspection. There is very little that can be done for the complaint, only recommendation is to make sure that all the windows are closed (one of basement window was open at the time of inspection) to minimized any vapour from draw into the house. The complainant also contacted the Fire Department (last week ?), and the Hazmat Response Team responded to the complaint with no action taken.

Oct 22/02:- Received a closure letter from the Morrow Environmental Consultants for the independent remediation of

the above site. Information received was that the accessible hydrocarbon impacted soil on the site was excavated.

Oct 23/02:- Re: BU423092:- BU423092 is approved on a performance basis. Following measures are installed for the above project: (1) a concrete retaining wall with cedar fence 6' high Û, (2) four piezometer for the underground storage tank UST Û, (3) 3 - 46,000 litre double wall UST, (4) emergency spill sump with 1 m3 liquid capacity at north-west side, (5) monitoring well at north-east side, by vent pipes, (6) a stage 1 vapour recovery system, (7) submerged turbine pumps, double wall piping to the dispenser, (8) Veeder Root tank monitoring system, (9) tank level monitors, (10) vent pipes at north-east side, (11) sediment pit for car washing operation outlet pipe from the pit to extend to 600 mm from bottom and install quarter bends to inlet pipes, from compartment 1-2 and compartment 2-3, 1000 mm from bottom Û and (12) 50 GPM grease trap for the convenience store.

Jan 20/03:- Re: OC418851:- Additional chamber was added to the sediment pit for further separation of sediments. OC418851 is approved on a performance basis.

Dec 5/05:- Received information from Kerri Dundas, MOE, that the Guidance Document 4 Process is not completed for the previous upgrade of the site (independent remediation). Kerri will contact Keith Tanner, Imperial Oil Ltd for meeting and discussion of closure report. Hold Business licence until we receive a clearance letter from MOE.

Sept 5/06: Received information with respect to the IR undertaken by Imperial Oil, and MoE requests additional work to be carried out at the site including confirmatory sampling of soil near the eastern site boundary to ensure contamination has not migrated offsite onto neighbouring property. Sampling results to be submitted to MoE for final closure.