

File No.: 04-1000-20-2018-081

March 9, 2018

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of February 6, 2018 for:

Records related to Imperial-owned property located at 3304 Kingsway, Vancouver, from January 1, 1994 to February 7, 2018:

1. Records pertaining to underground storage tanks, petroleum dispensing, and/or service station facilities, fill depositions, complaints, environmental incidents; and
2. Any other environmentally-related issues, and/or fire department records relating to storage tanks, associated spills, emergency response, inspections, that have occurred on the said property.

All responsive records are attached.

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2018-081); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at [foi@vancouver.ca](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,



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

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

Encl.

:ma

# **HAZCO**

November 29, 2001

**Via facsimile: (604)873-7872**

City of Vancouver Fire Department  
Suite 201 - 456 West Broadway  
Vancouver, B.C.

Attn: **Mr. John Poole**

Reference: **Tank Removal Verification**

Dear John:

HAZCO Environmental Services Ltd. is writing to provide confirmation that work has been completed as outlined in our City of Vancouver Underground Storage Tank Removal Permit for the following location:

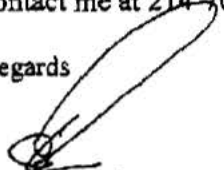
**Permit#** FI 400860

**Site Address:** 3304 Kingsway

All underground storage tanks at this site were purged, removed, cleaned, rendered unfit for future use and were disposed of as scrap steel for recycling.

If you have any questions or require any further information, please do not hesitate to contact me at 214-7000.

Regards



Ron Bobke  
Project Coordinator

**HAZCO ENVIRONMENTAL SERVICES LTD.**

#160 - 13511 Vulcan Way, Richmond, B.C. V6V 1K4

Telephone: (604) 214-7000 • Fax: (604) 214-7017 • E-mail: hazco\_bc@bc.sympatico.ca • Website: www.hazcoenv.com

# CITY OF VANCOUVER



DATE ISSUED <b>SEPTEMBER 14, 2001</b>		PERMIT TYPE <b>FIRE PREVENTION DIVISION PERMIT</b>				PERMIT NUMBER <b>P FI 400860</b>	
LEGAL DESCRIPTION <b>Lot A Blk 36 Plan 6270 DL 37</b>					ADDRESS <b>3304 KINGSWAY</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE <b>SEP 14, 2001</b>	PURPOSE <b>REMOVAL</b>	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT <b>CONTRACTOR HAZCO ENVIRONMENTAL SERVICES C/O RON BOBKE 160 13511 VULCAN WAY RICHMOND BC V6V 1K4</b>					CONTACT 2 <b>PROPERTY OWNER IMPERIAL OIL VANCOUVER BC</b>		
TEL <b>231-0737</b> TEL <b>214-7000</b>		BUS.LICENSE 40414 CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE	
					COORDINATE <b>306-770-02-0000</b>		
					CONTACTS		

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

**TO REMOVE 4 TANKS ON SITE CAPACITY 20,000 GAL. SETBACKS 4M TO P/L  
BOTTOM OF TANK AT 4M**

**PERMIT CONDITIONS AND NOTES:**

- 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.
- 010 For fuel dispensing site or known contamination site, clearance from Environmental Protection Branch.
- 025 If the work cannot be completed in the same day, the owner must follow the requirements of Section 8.2 of the Vancouver Building By-law for Protection of the Public and Fire Safety on fencing off construction sites.
- 030 For removal: the tanks, together with connected piping and dispensing equipment, shall have all combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purged of vapours. The pipe ends must be permanently sealed by capping or plugging.
- 040 Tank removal must comply with subsection 4.10.3 of the Vancouver Fire By-law.
- 045 Written verification from contractor to District Fire Inspector for work complete.
- 050 Phone the District Fire Inspector at 873-7595 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance. If the inspector is not available, photographs should be taken to illustrate that the site is not contaminated.

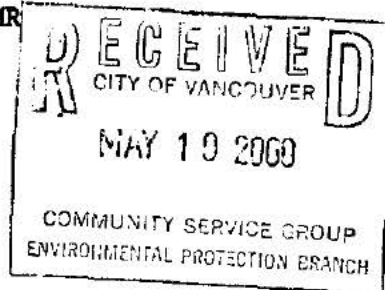
GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
R70 RETAIL STORE	711/SVCE STN		E				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
2010 OIL TANK		4	GU				

APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : FIRE INSPECTION  
 PROCESSED BY: APPLICATION TAKEN BY D FLEMING PERMIT AUTHORIZED BY J POOLE  
 PERMIT ISSUED BY D FLEMING

**COMMENTS :**

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	
657 TANK - OTHER	140.00			FIRE DEPARTMENT	
				ATTENTION	FIRE INSPECTOR
				REASON	PERMIT INSPECTION
INVOICE : 263953			TOTAL	\$140.00	

PSD204.01



Date: MAY 19 2000

Your File:  
Our File: 26250-20/6587  
SITE 6587

VIA FAX: (604) 431-1347

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

Attention: Keith Tanner

ENVIRONMENTAL PROTECTION BRANCH  
CHECKED JUNE 1, 2000  
APPROVED KEE

RE: 3304 KINGSWAY  
BUH 5311

Dear Keith Tanner:

Re: **Site Profile Submission - Gas Station Decommissioning**  
**3304 Kingsway, Vancouver**  
**PID: 010-929-193**

This letter is to acknowledge receipt, from the City of Vancouver, of a satisfactorily completed site profile pertaining to the above-referenced site. Although information provided from the City indicates there is no municipal permit application to trigger the submission of a site profile at this time, a duty to complete a site profile and submit it directly to the ministry exists as specified in section 26.1(2)(b) of the *Waste Management Act* and section 3(3) of the *Contaminated Sites Regulation*.

You were personally advised of this site profile submission requirement by me earlier this year in connection with the Cedar Hills Esso site in Surrey. Therefore, please review the *Waste Management Act* and *Contaminated Sites Regulation* provisions pertaining to site decommissioning and site profiles to ensure you meet the legislated requirements in the future. Also, please circulate a copy of this letter amongst your office colleagues to ensure they are similarly advised.

In accordance with section 7(1) of the *Contaminated Sites Regulation* the ministry requires that you submit for our review a preliminary site investigation report for the subject site. Please be advised that investigations and remediation shall continue until you have applied for, and obtained, one of the following *Waste Management Act* instruments, as applicable: a determination that the site is not a contaminated site, an approval in principle of a remediation plan or a certificate confirming the satisfactory remediation of the site.

Please also be advised of the following:

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

Ministry of Environment,  
Lands and Parks

BC Environment  
Lower Mainland Region  
Contaminated Sites

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

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

- Preliminary site investigations are defined under section 58 of the Contaminated Sites Regulation. Please note that fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. A Contaminated Sites Services Application Form and a letter and table summarizing key information requirements for investigation and remediation report submissions are attached for your convenience;
- in general, the ministry is not opposed to issuance of permits which will facilitate investigation and remediation of potentially contaminated sites. In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify any materials that require special management;
- 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.). Please also be advised that the ministry considers these persons responsible for ensuring that on-site contaminants are not migrating off-site and that any associated human health or environmental impacts (on or off-site) are identified and addressed, including 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*.

We request that you contact Stephen Dankevych (604) 582-5375 within three weeks of the date of this letter, to advise of your schedule to prepare and submit the required site investigation report.

Yours truly,



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

kd/

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

cc: Hank Uyeyama, City of Vancouver, FAX: (604) 873-7963  
Adrian Michielsen, Morrow Environmental Consultants Inc., FAX: (604) 515-5150



DEPARTMENT OF PLANNING & DEVELOPMENT  
ENVIRONMENTAL PROTECTION BRANCH  
CHECKED JUNE 1, 2000  
APPROVED ML

RE: 3304 KINGSWAY (BU415311)  
2803 W 4TH AVE (BU415315)

June 1, 2000

Our File: 26250-20/6587 26250-20/6589  
SITE 6587 & SITE 6589

VIA FAX: (604) 431-1347

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

Attention: Keith Tanner

Dear Keith Tanner:

Re: **Site Profile Submission - Decommissioning of Gas Stations**  
**3304 Kingsway, Vancouver (PID: 010-929-193) and**  
**2803 West 4<sup>th</sup> Avenue, Vancouver (PID: 014-487-331)**

Thank you for providing the ministry with additional information regarding the upcoming decommissioning of the two above-referenced gas station sites. We have also spoken to the City of Vancouver to clarify previous information provided by them. As a result, we wish to advise that site profiles for these sites were not required to be submitted to the ministry until on or about June 2, 2000, as specified in section 26.1(2)(b) of the *Waste Management Act* and section 3(3) of the *Contaminated Sites Regulation* (i.e. not less than 10 [business] days before commencement of decommissioning).

The site profiles we received from the City of Vancouver satisfy the site profile submission requirement. Please refer to our site profile decision letters dated May 19, 2000 which specify the ministry's present site investigation requirements for these sites. If you have any questions about this letter or the May 19<sup>th</sup> letters, please contact Kerri Dundas at (604) 582-5282 or myself at (604) 582-5330.

Yours truly,

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

cc: **Hank Uyeyama, City of Vancouver, FAX: (604) 873-7963**  
**Adrian Michielsen, Morrow Environmental Consultants Inc., FAX: (604) 515-5150**

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

Ministry of Environment,  
Lands and Parks

BC Environment  
Lower Mainland Region  
Contaminated Sites

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

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



# CITY OF VANCOUVER



DATE ISSUED <b>SEPTEMBER 14, 2001</b>		PERMIT TYPE <b>FIRE PREVENTION DIVISION PERMIT</b>				PERMIT NUMBER <b>P FI 400860</b>	
LEGAL DESCRIPTION <b>Lot A Blk 36 Plan 6270 DL 37</b>					ADDRESS <b>3304 KINGSWAY</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE <b>SEP 14, 2001</b>	PURPOSE <b>REMOVAL</b>	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
					CO-ORDINATE <b>306-770-02-0000</b>		
APPLICANT <b>CONTRACTOR HAZCO ENVIRONMENTAL SERVICES C/O RON BOBKE 160 13511 VULCAN WAY RICHMOND BC V6V 1K4</b>			CONTACT 2 <b>PROPERTY OWNER IMPERIAL OIL VANCOUVER BC</b>			CONTACT 3	
TEL 231-0737 TEL 214-7000	BUS.LICENSE 40414 CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE		

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

**TO REMOVE 4 TANKS ON SITE CAPACITY 20,000 GAL. SETBACKS 4M TO P/L  
BOTTOM OF TANK AT 4M**

**PERMIT CONDITIONS AND NOTES:**

- 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.
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GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
R70 RETAIL STORE	711/SVCE STN		E				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
2010 OIL TANK		4	GU				

APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : FIRE INSPECTION

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

FEE	AMOUNT	FEE	AMOUNT	SIGNATURE 
657 TANK - OTHER	140.00			
DATE <b>SEPT. 14/01.</b>				
ISSUED BY <b>D FLEMING</b>				
FOR THE <b>FIRE CHIEF</b>				
INVOICE: 263953		TOTAL		
		\$140.00		

PS020001



CHECKED MAY 9, 2000

APPROVED He

RE: 3304 KINGSWAY

### SCHEDULE 1 Site Profile

(Version 1.2)

#### A. Name of Site Owner:

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

Company Imperial Oil

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

City Burnaby

Province/State BC

Country Canada

Postal Code/ZIP V5H 4J7

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

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

Company Morrow Environmental Consultants Inc.

#### C. Person to Contact Regarding the Site Profile:

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

Company Imperial Oil

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

City Burnaby

Province/State BC

Country Canada

Postal Code/ZIP V5H 4J7

Telephone (604) 451 - 5517

Fax (604) 431 - 1347

#### IF Legally Titled, Registered Property

Site Street Address (if applicable) 3304 Kingsway

City Vancouver

Postal Code \_\_\_\_\_

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

**PID**

010-929-193

**Legal Description**

Lot A, except portions in reference Plans 2447 and 8858, Block 36, District Lot 8, Plan 6270, New Westminster District

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: 0

### OR

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

Latitude:    Degrees                         Minutes                         Seconds                       
 Longitude:    Degrees                         Minutes                         Seconds                     

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

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

### (All the Following Questions Must Be Answered)

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

EXAMPLE:

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

*Please print legibly. Attach an additional sheet if necessary.*

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

## SCHEDULE 1 Site Profile

(Version 1.2)

	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		X
B	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		X
C	Discarded barrels, drums or tanks?		X
<b>V. FILL MATERIALS</b>			
	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
<b>VI. WASTE DISPOSAL</b>			
	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)

	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
<b>VII. SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES</b>			
	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
<b>VIII. LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS</b>			
	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
<b>IX. ADDITIONAL COMMENTS AND EXPLANATIONS</b>			
<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 style="margin-left: 20px;">Note 2: Information supplied by Imperial Oil</p> <hr/> <hr/> <hr/> <hr/> <hr/>			

## SCHEDULE 1 Site Profile

(Version 1.2)

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

  
Signature of person completing site profile

2000 04 10  
Date completed (YY-MM-DD)

### XI OFFICIAL USE

#### Local Authority

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

Soil Removal

Subdivision Application  Zoning Application  Development Permit  Variance Permit  Demolition Permit

Date Received:

Local government contact:

Date Submitted to  
Site Registrar:

Date forwarded to BC  
Environment Manager:

MAY 8, 2000

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

MAY 9, 2000

#### BC Environment Manager

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

Under order  Site Decommissioning  Foreclosure

Date Received:

Assessed by / local contact:

Investigation  
Required?

Decision Date:

Name \_\_\_\_\_  
Region \_\_\_\_\_ YES NO  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
If site profile entered, SITE ID # \_\_\_\_\_

Date Received:

Entered on to site registry by:

Site ID #:

Entry Date:



## CITY OF VANCOUVER

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

**PLEASE REFER TO:**  
Mr. H. Uyeyama  
at 604-873-7732

October 2, 2001

Seacor Environmental Inc.  
#200 - 1620 West 8<sup>th</sup> Avenue  
Vancouver, BC  
V6J 1V4

Attention: Niki Affleck, B.Sc.

Dear Sirs:

**Re: 3304 Kingsway  
Lot A, Block 36, District Lot 37, Plan 6270  
Your File No. 201.10012.001**

On September 26, 2001, your request for an environmental file research letter was received by this department. Receipt No. 265669 for the fee of \$100.00 is enclosed.

We have searched the files in the Environmental Protection Branch and have found the following information with respect to this property:

1. A Fire Permit was issued on November 18, 1982 for the installation of two 5,000 gallon underground storage tanks.
2. A Fire Permit was issued on September 13, 1993 for the removal and replacement of four underground storage tanks (three 8,000 gallon and one 6,000 gallon) at the northwest corner of the property.
3. A Fire Permit was issued on September 14, 2001 for the removal of four underground storage tanks.
4. A Site Profile for the above site was forwarded to the Ministry of Environment for their review.
5. A copy of a letter from the Ministry of Environment was received regarding the Site Profile Submission (Gas Station Decommissioning).
6. The Ministry requested a preliminary site investigation report for the site and that investigations and remediation to continue until applied for and obtained a determination that the site is not a contaminated site, an Approval-In-Principle of a remediation plan or a certificate confirming the satisfactory remediation of the site.

We do not warrant that the above information is complete or accurate nor that we have assessed the extent or implications of the problem.

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

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

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

I trust this is the information you require.

Yours truly,

  
C. Frison for  
City Building Inspector  
and Chief Building Official

HU/rt

Encl.

DATE INSPECTED	INSPECTOR	REGULAR INSPECTION	REMARKS	RECHECK
Sep. 20/84	GRIFFITIS		R.I.	EADES
Dec 28/84	C RUMP		R I O K	GREEN
APR 1/85	BULLIP		VERBAL REMOVED BOXES FROM REAR FIRE EXIT. <sup>+DESK</sup>	ADAMS
JULY 4/85	STEELE		R.I. O.K.	HANSEN
OCT 7/85	REISIG		R.I. O.K.	ANDERSON
FEB 10/86	CRAVIE		R.I. O.K.	ANDERSON
JUNE/86	Kennedy	RI OK		DYCK E
SEP 22/86	BURTON		R I O K	T HOMPSON
Jan. 9/87	ROSS		R I O K	Teather
Apr 3/87	PAIDMONE		R I O K	WALLEN

CF

YEAR OF CONSTRUCTION	Entry 16-3-77	CLASS OF BUILDING	5-D Garage	NUMBER OF STORIES	1 CANADA
SPRINKLER SYSTEM:	Full <input type="checkbox"/> Partial <input type="checkbox"/> Date Installed	No	DATE ENG. CERTIFICATE ISSUED FOR FIRE ESCAPE	OWNER'S NAME	Home 011
DATES OF UPGRADING:	Fire alarm System	Fire Separations	Exits	Emergency Lighting	ADDRESS #100 4585 CANADA WAY
OCCUPANT	Econo - Gas	USED AS	Service Station	TELEPHONE	BURNABY B.C.

NO. 3304 STREET Kingsway KNOWN AS Econo-Gas ALSO SEE 791 GAS STATION # STORE



DATE INSPECTED	INSPECTOR	REGULAR INSPECTION	REMARKS	RECHECK
JULY 20/87	LEWIS		R1 OK	FEATHER
OCT 16/87	LANGLOR		REG. INSP. O.K	JANSONIUS
JUN 27/88	MONTGOMERY		R.M.I. O.K	EATON
Sept 19/88	L. Mills	R1 OK		Matches
JAN 31/89	RAE		<del>R1 OK</del> CONT FWD RE 2ND EGRESS	SCHIEDT
Feb 8/89	MAMOSER	Reck	2 <sup>ND</sup> Egress not required.	
FEB 14/89	WILLIS	R1 OK.		Griffiths
MAR 6/89	WATTS	OK		MINSHULL
JUNE 16/89	RAE	OK		DOWELL
Sept 24	Lewis	OK		Fennelle
90-05-05	HURLEN	OK		GOODEL
90/12/13	MURPHY	OK		Minshull
91/10/23	Kennedy	OK	CHANGED NAME ON CARD NOW 7 11 COYS & STORE	Henderson
42/06/18	Coulson	OK		Max Pearson
Mar 4/93	Scha	OK		Gable

Address  to

### Address Activities

Review/Inspection activity group	District	Department/branch responsible	Current status	Date open	Date complete
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81 - ENV PROTECTN INSPN

ENV PROTECTION

01 - OPEN

09 May 2000

**Action Details**

<b>Date</b>	<b>Action by</b>	<b>Action</b>	<b>Action specifics</b>	<b>Reference</b>
09 May 2000	H UYEYAMA	060 - OPEN GROUP	-	-
09 May 2000	H UYEYAMA	N55 - SITE PROFILE FWD	25 - M.O.E. REVIEW	-
09 May 2000	H UYEYAMA	993 - SEE INTERNAL NOTES	- \$50 REC'D	-
09 May 2000	H UYEYAMA	R32 - FOLLOW-UP REQUIRED	- RE:BU415311	-
01 Jun 2000	H UYEYAMA	R62 - INFORMATION RECVD	- FROM MOE	-
01 Jun 2000	H UYEYAMA	R90 - ACCEPTED	- RE:BU415311	-
01 Jun 2000	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
01 Oct 2001	H UYEYAMA	N15 - FILE RESEARCH	01 - ROUTINE	-
01 Oct 2001	H UYEYAMA	R61 - INFORMATION GIVEN	- RECORDS FOUND	-
01 Oct 2001	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
12 May 2009	D ROBERTSON	N08 - SEWER	02 - COMPLAINT	-
12 May 2009	D ROBERTSON	993 - SEE INTERNAL NOTES	-	-

Address  to

**Note Types**

Note Type	Number of notes for this permit
<a href="#">09 - INTERNAL NOTES</a>	1

**Notes**

Number	Title	Included?	List seq	Updated By	Date Updated
<a href="#">081</a>	ENV PROTECTION INSPECTION		081	D ROBERTSON	13 May 2009
<p>May 9/00:- A site profile for the above referenced site have been forwarded to the MOE for their review. The project involves exterior alterations to remove gas canopy and abandon underground tank ( remove fuel ).</p> <p>A convenience store on the site ( 7-11 ) will stay open for business. The underground storage tank must be removed from the site if not reuse within 2 years from the abandonment date.</p> <p>June 1/00:- Re:BU415311:- Received a copy of letter from the MOE for the above referenced site Re: Site Profile Submission - Decommissioning of Gas Stations 3304 Kingsway ( 2 letters dated May 19/00 and June 1/00 ). MOE replied that: (1) a preliminary site investigation report for the subject site is required for submission to them for their review, (2) an investigation and remediation shall continue until Imperial Oil Limited applied for, and obtained, one of the following Waste Management Act instruments, as applicable: a determination that the site is not a contaminated site, approval in principle of a remediation plan or a certificate confirming the satisfactorily remediation of the site and (3) not opposed to issuance of permits which will facilitate investigation and remediation of potentially contaminated sites. Any future application for Development and/or Subdivision/Rezoning requires a clearance from the MOE. Also, if the underground storage tanks ( UST ) are not reuse after 2 years from the time of decommissioning. UST must be removed from the above site. BU416311 is approved.</p>					

Oct 1/01:- File Research:- Following records were found for the above referenced site: (1) a fire permit was issued on November 18, 1982 for an installation of two 5000 gallons underground storage tanks, (2) a fire permit was issued on September 13, 1993 for the removal and replacement of 4 Underground storage tanks ( 3 - 8000 gallons and 1- 6000 gallons ) at northwest corner of property, (3) a fire permit was issued on September 14, 2001 for removal of four underground storage tanks, (4) a site profile for the above site was forwarded to the Ministry of Environment for their review and (5) received a copy of letter from the Ministry of Environment Re: Site Profile Submission - Gas Station Decommissioning 3304 Kingsway and (6) the Ministry requested a preliminary site investigation report for the site and that investigations and remediation to continue until applied for and obtained a determination that the site is not a contaminated site, an approval-in-principle of a remediation plan or a certificate confirming the satisfactory remediation of the site.

May 12/09 While investigating and cleaning up a diesel spill from a Waste Control Services truck in the lane, a discharge of waste water (from refrigerators) from 7-11 to the lane was found. Forwarded to Plumbing Inspector for followup.

## Note Numbers

001 Entered by: H UYEYAMA

On: 20000509

Updated by: H UYEYAMA

On: 20000602

### Note

May 9/00:- A site profile for the above referenced site have been forwarded to the MOE for their review. The project involves removal of underground storage tanks and fuel dispenser pumps. A convenience store on the site ( 7-11 ) will stay open for business.

June 1/00:- Re:BU415311:- Received a copy of letter from the MOE for the above referenced site Re: Site Profile Submission - Decommissioning of Gas Station 3304 Kingsway ( two letters, dated May 19/00 and June 1/00 ). MOE replied that: (1) a preliminary site investigation report for the subject site is required to be submitted to them for their review, (2) an investigation and remediation shall continue until Imperial Oil Limited applied for, and obtained, one of the following Waste Management Act instruments, as applicable: a determination that the site is not a contaminated site, an approval in principle of a

the site is not a contaminated site, an approval in principle of a remediation plan or a certificate confirming the satisfactory remediation of the site and (3) not opposed to issuance of permits which will facilitate investigation and remediation of potentially contaminated sites. Any future applications such as Development and/or Rezoning/Subdivision for the above site will require a clearance from the MOE. Also, if the underground storage tanks ( UST ) are not reuse after 2 years from the time of decommissioning, the UST must be removed from

the above site. BU415311 is approved.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **3304 KINGSWAY**

FH District: **05**

Building Name: **7 Eleven.**

FPO District: **49**

Constr. Type: \_\_\_\_\_

Date of Report: **February 14, 2018**

Business Name: **7 Eleven**

Last Inspection Date: **May 3, 2017**

Property class: **E Mercantile**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	May 3, 2017	Satisfactory	1	Nikolai, Korbin

Note: RIOK

regular inspection OK.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	February 19, 2016	Satisfactory	1	Dempster, Christopher

Note: riok

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	February 26, 2015	Satisfactory	1	Meyer, Andrew

Note: RIOK

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	February 4, 2014	Satisfactory	C	Carlson, Joshua

Note: riok

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	July 26, 2013	Satisfactory	B	Mitchell, Jared

Note: RIOK

Reg. Inspection OK

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	March 28, 2012	Satisfactory	A	Tookey, Michael

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	October 11, 2011	Satisfactory	D	Neratini, Kerry