

File No.: 04-1000-20-2018-117

March 27, 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 22, 2018 for:

Any documents related to the oil tank removal project at 3697 West 15th Avenue, Vancouver under permit number FI-412101 dated for March 2, 2015.

Date Range: June 1, 2014 to February 22, 2018.

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2018-117); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,



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

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

Encl.

:pm

CITY OF VANCOUVER

DATE ISSUED MARCH 02, 2015		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 412101	
LEGAL DESCRIPTION Lot 26 Blk 101 Plan VAP2141 DL 540 LD NW					ADDRESS 3697 W 15TH AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE MAR 02, 2015	PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT CONTRACTOR SNR SALVAGE AND RECOVERY					CONTACT 2 PROPERTY OWNER s.22(1)		CONTACT 3
6179 DAWSON ST BURNABY BC V5B 2W5		VANCOUVER BC		CO-ORDINATE 688-038-05-0000			
TEL 604-313-8998 FAX	BUS.LICENSE 295066 CERTIFICATE 24410	TEL s.22(1) FAX	BUS.LICENSE CERTIFICATE	TEL FAX	BUS LICENSE CERTIFICATE		

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

TO REMOVE 1 TANK ON SITE. CAPACITY IS 2800 L. SETBACK IS 8'N. BOTTOM OF TANK AT 82". TYPE OF LIQUID IS PETROLEUM.

PERMIT CONDITIONS AND NOTES:

- 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.
- 020 Clearance is required from the Engineering Department, Streets Division, for work affecting
- 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.
- 035 For abandonment: pump out remaining content, steam clean interior, and fill with sand/concrete slurry.
- 040 Tank removal must comply with subsection 4.10.3 of the Vancouver Fire By-law.
- 910 Construction must be carried out in compliance with the provisions of Noise Control By-law No. 6555
- 994 1. This permit shall expire if:
 - (a) Work authorized by the permit has not commenced within 90 days from the date of issuance; or
 - (b) Work has been substantially discontinued for a period of 90 days.
- 2. The premises shall be kept in safe manner with guards, shoring, etc. as required by the Occupational Health and Safety Regulation and city by-laws
- 3. Environmental Final Closure Report and clearance required
- 4. Backfill with clean soil required
- 5. Underground storage tank removal shall be done in accordance with good engineering practice
- 6. Contractor must be on site for the inspection by the Vancouver Fire and Rescue Services

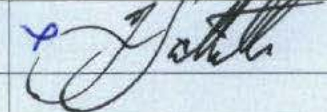
ITEM	SPECIFICS/REFERENCE	QTY/AMT	ITEM	SPECIFICS/REFERENCE	QTY/AMT
2010 OIL TANK		1 GU			

APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE :
 ENV CONTAMINATION : **FI01** FIRE INSPECTION **BRETT COOKE** 604-873-7544

ADDITIONAL NOTES:

915 To book an inspection call 3-1-1 from within Vancouver or 604-873-7000 from outside Vancouver. The 3-1-1 Centre is open 7 days a week from 7AM to 10PM, 365 days a year. Also, our 24 hour Building Inspections booking request message line is 604-873-7058. For information on how to use it, please contact the 3-1-1 Centre.

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

FEE	AMOUNT	FEE	AMOUNT	SIGNATURE 
656 TANK - SFD	300.00			
				DATE
				ISSUED BY C BAWN
				FOR THE FIRE CHIEF

INVOICE : 775964

TOTAL \$300.00
City of Vancouver - EOL 2018.117 Page 0001

PSD2000.01 REVISED FEB/08



FIRE AND RESCUE SERVICES
 FIRE PREVENTION DIVISION
 #306 - 456 W. Broadway
 VANCOUVER, B.C. V5Y 1R3

TANK REMOVAL Permit Application

FI 412101

Please fill out boxed area only:

Property Address: <u>3697 WEST 15 AVENUE, VANCOUVER</u>	
Permit Applicant: (please print) Name: <u>SNA TANK REMOVAL SERVICE</u> Address: <u>6179 DAWSON STREET</u> City: <u>BURNABY</u> Postal Code: <u>V5B 2W5</u> Phone: <u>604 313 8948</u>	Property Owner: (please print) Name: <u>s.22(1)</u> Address: <u>A/A</u> City: _____ Postal Code: _____ Phone: <u>s.22(1)</u>
Contractor <input checked="" type="checkbox"/> Business License No: <u>295066</u> Owner <input type="checkbox"/> Other <input type="checkbox"/> Specify: _____	
Use of Property <u>SFD</u> <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Building Permit _____ Eng. Letter - Yes / No _____ Associated: BU _____	Type of Liquid <u>(gasoline/petroleum)</u>

Requested Activity or Service:

Remove 1 tank(s) on site. Capacity (gal) 2800 Setback 8' N bottom of tank 82"

Permit Conditions and Notes:

- 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.
- 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 vapors. 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.
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- 5. Underground storage tank removal shall be done in accordance with good engineering practice.
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Additional Notes:

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Application is: ACCEPTED BY (sign) <u>[Signature]</u> & WITNESSED (print name) <u>M VON MINDEN</u> Signature of Applicant <u>[Signature]</u> Date of Application: <u>2 March 2015</u>	<p>REVIEWED AND ACCEPTED PURSUANT TO THE B.C. FIRE SERVICES ACT AND THE VANCOUVER FIRE BY-LAW</p> <p>MAR 02 2015</p> <p>Per. <u>[Signature]</u> ACM / Deputy Chief, Fire Prevention</p> <p>THIS IS NOT A PERMIT</p>	THIS IS NOT A PERMIT Permit Fee: \$300.00 Account Code: 490200 23800 9200 Date Entered: _____
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NOTE: This permit application is valid for TANK REMOVAL ONLY. Should a permit be required, approval from City of Vancouver Environmental Branch must be obtained. City of Vancouver - PO 2010-117 Page 002

CITY OF VANCOUVER

DATE ISSUED MARCH 02, 2015		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 412101	
LEGAL DESCRIPTION Lot 26 Blk 101 Plan VAP2141 DL 540 LD NW					ADDRESS 3697 W 15TH AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE MAR 02, 2015	PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT CONTRACTOR SNR SALVAGE AND RECOVERY					CONTACT 2 PROPERTY OWNER s.22(1)		
6179 DAWSON ST BURNABY BC V5B 2W5		VANCOUVER BC		CONTACT 3			
TEL 604-313-8998	BUS LICENSE 295066	TEL s.22(1)	BUS LICENSE	TEL	BUS LICENSE		
FAX	CERTIFICATE 24410	FAX	CERTIFICATE	FAX	CERTIFICATE		

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ITEM	SPECIFICS/REFERENCE	QTY/AMT	ITEM	SPECIFICS/REFERENCE	QTY/AMT
2010 OIL TANK		1 GU			

APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : ENV CONTAMINATION
FI01 FIRE INSPECTION BRETT COOKE 604-873-7544

PROCESSED BY: APPLICATION TAKEN BY C BAWN PERMIT AUTHORIZED BY M VONMINDEN
 PERMIT ISSUED BY C BAWN

ADDITIONAL NOTES:

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*Mar 04/15
3:00pm
Mark final
07296*

COMMENTS:

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	FIRE DEPARTMENT
656 TANK - SFD	300.00			ATTENTION	
				REASON	REFERENCE COPY NOW
INVOICE : 775964		TOTAL \$300.00			

REFERENCE COPY



FIRE AND RESCUE SERVICES
FIRE PREVENTION DIVISION

NOTICE TO PROPERTY OWNER

March 3, 2015

EUROWEST DEVELOPMENTS INC
2900-550 BURRARD ST
VANCOUVER BC V6C 0A3

Dear Property Owner,

RE: 3697 W 15TH AVENUE

Our office has received an application for a Fire Permit to remove an Underground Storage Tank (UST), at the above noted address. The City of Vancouver Fire By-Law (section 4.10.3) requires underground storage tanks that have been abandoned or have been out of service for two (2) years, be removed. It also requires that contaminated soil be removed and backfilled with clean fill.

It is our intention to inform all property owners of the correct process to ensure that all work is completed as outlined in the current City Bylaws, and that property owners are aware of their duties, responsibilities, and benefits under the Fire Permit system. If the work is incomplete and/or fails to meet the conditions of the Fire Permit, the permit will remain open which could prevent issuance of future permits from the City, until all Fire Permit conditions are met. Property owners applying for a rezoning, development or building permit will be asked to disclose the presence or absence of an underground storage tank on the subject property, and home owners may be required to provide documentation that an underground storage tank was removed correctly. It is important to note that a Fire Permit for tank removal issued by the Fire Prevention Division must be obtained **prior** to any work starting. All conditions noted on the Fire Permit must be adhered to and completed within 90 days. Any permits not completed within this time frame will expire and a new application and additional fees may be required. A Closure Report must be submitted to the Environmental Contamination Team upon removal of the tank and soil testing for contamination. Once this report has been received and confirmation is provided that all contaminated soil was removed as per the by-law and backfill has been completed, the Fire Permit will be closed.

The City recommends that a qualified environmental consultant be contracted to oversee the tank removal process and to confirm that any contaminated soils are properly removed. The consultant can assist in preparing the final Closure Report. We cannot recommend specific contractors or consultants; however, you should ensure they have a license to operate in the City of Vancouver, have Worksafe BC coverage, and appropriate insurance. Please ensure that the tank removal company you have contracted completes all appropriate documentation.

As a home owner, it is in your best interest to ensure that the company you have contracted to remove your tank completes all the necessary steps in this process. If you have any questions please refer to the City of Vancouver Fire & Rescue Services Website: <http://vancouver.ca/home-property-development/tank-removal-or-abandonment-permit.aspx>, or contact 311 for more information.

City of Vancouver, Fire and Rescue Services
Fire Prevention Office
#306, 456 W. Broadway
Vancouver, British Columbia V5Y 1R3 Canada
tel: 311 fax: 604.873.7872
website: vancouver.ca/fire





Underground/Above Ground Storage Tank Inspection

Date of Inspection: Mar 4 2015

Permit Number: FI 412101

Contact: GRANT

Number: 604 313-8998

Appointment time: 3:00

Preferred AM **PM**

<p><u>T51 Contractor on Site</u></p> <p>Name: <u>GRANT SATHAMIELLE</u></p> <p><input checked="" type="checkbox"/> 95 Yes <input type="checkbox"/> 96 No</p>	<p>Contractor: Could mean representative of home owner if home owner is doing the work, or representative of the contractor.</p> <p>→ If 96 is selected, an inspection will not be completed. (Re-inspection required)</p>
<p><u>T55 Home Owner</u></p> <p>Name: _____</p> <p><input type="checkbox"/> 95 Yes <input type="checkbox"/> 96 No</p>	<p>Home Owner: Could mean representative of home owner.</p> <p>→ If 96 is selected, an inspection will not be completed. (Re-inspection required)</p>
<p><u>T43 Backfill Prior</u></p> <p><input type="checkbox"/> 95 Yes</p>	<p>→ If 95 is selected, an inspection will not be completed. (Re-inspection required)</p>
<p><u>T40 Fencing</u></p> <p><input checked="" type="checkbox"/> 90 Accepted <input type="checkbox"/> 01 Not Accepted</p>	<p>Select "accepted" if: → openings have temp. guards to secure excavation site, or hole is covered appropriately.</p> <p>→ Select "not accepted" if does not meet above criteria.</p>
<p><u>T41 Shoring Installed</u> – (greater than 4 ft. deep)</p> <p><input type="checkbox"/> 90 Accepted <input checked="" type="checkbox"/> 51 No one entering <input type="checkbox"/> 01 Not Accepted <input type="checkbox"/> 66 Not Required – Slope 1 to 1</p>	<p>Shoring required - over 4 ft. deep. Select "accepted" if: → openings deeper than 4 ft. are shored. → contractor informs no person will be entering hole.</p> <p>Select "Not Accepted" if: → no shoring – re-inspection required.</p>
<p><u>T30 Tank – In Ground</u></p> <p><input checked="" type="checkbox"/> 53 Onsite for view <input type="checkbox"/> 54 Not Found <input type="checkbox"/> 55 In Ground, Not Pulled <input type="checkbox"/> 56 Abandoned in place <input type="checkbox"/> 57 Removed from site (prior to inspection)</p>	<p>→ If 55 is selected, this requires a re-inspection. (See new form). → If 56 is selected, ensure permit is for abandonment. If not, a permit change to tank abandonment is required.</p>
<p><u>T31 Tank – Above Ground</u></p> <p><input type="checkbox"/> 57 Removed from site <input type="checkbox"/> 54 Not found <input type="checkbox"/> 55 Abandoned in place</p>	<p>To be used for above ground tanks only.</p> <p>→ If 55 applies, ensure permit is for abandonment. If not, a permit change to tank abandonment is required.</p>
<p><u>T42 Piping Capped</u></p> <p><input type="checkbox"/> 90 Accepted <input type="checkbox"/> 01 Not Accepted <input type="checkbox"/> 54 Not Found (reserved for future use) <input checked="" type="checkbox"/> 58 Removed out of ground (reserved for future use)</p>	<p>Inspect to ensure pipe has been removed. Ensure feeder pipe into building has been capped, and fill pipe is removed.</p> <p>If Yes to above, it's accepted.</p>

Note: Any item NOT accepted will require a re-inspection (fees may apply). Contractors are to schedule through 311 when rectified.

Fire Inspector's Name: Tweedie

Checked By Office Capt.: B Rose

#2457

**UNDERGROUND STORAGE TANK
REMOVAL REPORT**

For

F1 4/2/01

**3697 West 15th Avenue
Vancouver, B.C.
V6R 2Z6**

REPORT PREPARED FOR:

s.22(1)

**3697 West 15th Avenue
Vancouver, B.C.
V6K 1J6**

REPORT PREPARED BY:

**VENTUS CONSULTING INC.
Suite 406 - 2490 West 2nd Avenue
Vancouver, B.C.
V6K 1J6**

April, 2015

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1.0 EXECUTIVE SUMMARY

Ventus Consulting Inc. has been retained by s.22(1) of 3697 West 15th Avenue, Vancouver, B.C., V6K 1J6 to supervise, sample and document the removal of one underground storage tank (UST) located at 3697 West 15th Avenue, Vancouver, B.C., V6R 2Z6. One underground storage tank is present onsite; the UST was located north of the north side of the house.

The UST has been out of use since natural gas was supplied to the house. The project will follow the Ministry of Environment (MOE) guidelines and regulations. Contaminants of concern for the site are extractable petroleum hydrocarbons (EPHs) and polycyclic aromatic hydrocarbons (PAHs).

The closest watercourse to the subject site is English Bay located about 1560 meters north of the subject site. Since this watercourse is greater than 500 meters from the subject site aquatic life standards do not apply to the subject site.

The area is within residential Vancouver and has water supplied to it by Metro Vancouver, formerly the Greater Vancouver Regional District (GVRD). A water well search was not completed for the local area; water well searches, groundwater gradient and hydraulic conductivity measurements must now be completed to ascertain if drinking water standard would apply to the site. Since the application of drinking water standards to the site does not change the soils concentration requirements for this project these measurements were not completed and the drinking water standards are assumed to apply to the site. Zoning onsite is "RS-1", a residential zoning. Overall applicable Contaminated Sites Regulation (CSR) standards for the subject site would be residential with drinking water standards or RL standards.

SNR Environmental Ltd. (SNR) initially obtained a permit to remove an underground storage tank (UST) March 2, 2015. SNR personnel attended the site March 4, 2015. SNR used their excavator to perform the required work. The UST was exposed to its top. Soils were placed south of the excavation.

Two large square holes were cut in the top of the UST. SNR pumped the UST with a portable pump into two 1100 liter plastic storage tanks. About 1100 litres was pumped from the UST. The fluid was mostly water with some emulsified heating oil. SNR trucked this oily water to Sumas Environmental Services Inc. on 4623 Byrne Road in Burnaby, B.C. on March 5, 2015.

The excavator was then used to pull the UST from the tank nest. It was placed on top of the soils pile to the south of the excavation and was inspected and photographed. Holes were visible in the tank. The UST was then cleaned. The fire department inspector attended the site to inspect the excavation and tank March 5, 2015 at about 10 a.m.; the fire permit is appended.

The tank was further cut into pieces with an abrasive saw onsite. The steel pieces were taken to ABC recycling in Burnaby, B.C. for recycling March 5, 2015.

Ventus Consulting Inc. (Ventus) personnel attended the site March 4, 2015. The tank had been removed from the ground. The hydrogeologist from Ventus sampled the base of the excavation from a 7 ft. (2.13m) depth. The soil sample was placed in lab provided sample jars. The sample was put into a cooler with ice packs and transported to the certified lab the same day under chain of custody protocol. The sample was analyzed for extractable petroleum hydrocarbons (EPHs). The RL standards are 1000 ppm for EPHC10-19 and 1000 ppm for EPHC19-32. Results of analysis show the base of the excavation had a concentration of 373 ppm for EPHC10-19 ppm and 2710 ppm for EPHC19-32, the EPHC10-19 ppm concentration is above the RL standards.

The contaminated soils were excavated and trucked from the site on March 25, 2015 to the Sumas Remediation Services facility located at 4623 Byrne Road, Burnaby, B.C. and were placed in a biocell. The truck was weighed at Sumas, in total 4.10 tonnes of contaminated soils were taken from the subject site.

Ventus Consulting Inc. (Ventus) personnel attended the site March 20, 2015 to obtain closure samples. The hydrogeologist from Ventus sampled the base of the excavation from an 8 ft. (2.43m) depth and the sidewalls from a 7 foot (2.13m) depth. The soil samples were placed in lab provided sample jars. The samples were put into a cooler with ice packs and transported to the certified lab the same day under chain of custody protocol. The samples were analyzed for extractable petroleum hydrocarbons (EPHs). The RL standards are 1000 ppm for EPHC10-19 and 1000 ppm for EPHC19-32. Results of analysis show the base of the excavation had a concentration of <20 ppm for EPHC10-19 ppm and <20 ppm for EPHC19-32, both below the RL standards. The north sidewall had a concentration of 35 ppm for EPHC10-19 ppm and <20 ppm for EPHC19-32, both below the RL standards. The south sidewall had a concentration of 20 ppm for EPHC10-19 ppm and 20 ppm for EPHC19-32, both below the RL standards. The east sidewall had a concentration of <20 ppm for EPHC10-19 ppm and <20 ppm for EPHC19-32, EPHC10-19 both below the RL standards. The west sidewall had a concentration of <20 ppm for EPHC10-19 ppm and <20 ppm for EPHC19-32, both below the RL standards. The north sidewall was also analyzed for PAHs since it had the greatest EPH concentrations of the closure samples, all PAH concentrations were below the RL standards. The site requires no further work to meet RL standards.

The excavation was fully backfilled March 30, 2015 with onsite clean soils 7.5 yards of Sechelt sand and 4 yards of topsoil.

The hydrogeologist from Ventus attended the site March 31, 2015 and photographed the finished project.

Further environmental work is not required the Independent Remediation Plan form has already been completed and submitted to the MOE. It is appended to this report.

A copy of this entire report will be emailed to the City of Vancouver Environmental Protection Branch. The City of Vancouver UST Removal Form will also be emailed to the City of Vancouver Environmental Protection Branch.

2.0 INTRODUCTION

Ventus Consulting Inc. has been retained by s.22(1) of 3697 West 15th Avenue, Vancouver, B.C., V6K 1J6 to supervise, sample, and document the removal of one underground storage tank (UST) located at 3697 West 15th Avenue, Vancouver, B.C. V6R 2Z6. The legal description of the site is as follows:

Lot	Block	District Lot	District	Plan	Parcel Identifier Number
26	101	540	New Westminster	2141	014-032-881

A legal title was obtained for the site, it is the last two pages of the independent remediation form submitted to the Ministry of Environment (MOE), see pages 56. The geographic coordinates of the centre of the subject site is about latitude N 49 degrees, 15 minutes and 33.17 seconds, and longitude W 123 degrees, 11 minutes, 9.17 seconds.

One UST was removed from site; the UST was located about 21.8 meters north and 3.9 meters east of the southwest property corner. The UST was located north of the north side of the house onsite approximately.

A General Location Map for the subject site is shown on Figure 1, page 7. The closest watercourse to the subject site is English Bay about 1560 meters north from the subject site. Since this watercourse is greater than 500 metres from the subject site aquatic life standards do not apply to the site.

The subject site is presently a residential home. One underground storage tank (UST) is present onsite. The capacity of the UST was 600 gallons or about 2800 liters. Environmental fieldwork began on March 4, 2015. The excavation was backfilled and the project completed by March 30, 2015. Final site photos were completed March 31, 2015.



49°15'33.17"N 123°11'9.17"W 3697 West-15th Avenue

3697 West 15th Avenue

About 1560 metres North to English Bay



Source: Govt of BC
Locations are Approximate



Prepared by:
Joe O. Davis, M.Sc. GIT
Ventus Consulting Inc.
March 10, 2015

Figure 1 - General Location
3697 West 15th Avenue
Vancouver, B.C.

3.0 FIELD PROCEDURES

SNR Environmental Ltd. (SNR) initially obtained a permit to remove an underground storage tank (UST) March 5, 2015. It is attached, see Appendix D, page 38. SNR personnel attended the site March 4, 2015. SNR used their excavator to perform the required work. The UST was exposed to its top. Soils were placed south of the excavation.

Two large square holes were cut in the top of the UST. SNR pumped the UST with a portable pump into two 1100 liter plastic storage tanks. About 1100 liters was pumped from the UST. The fluid was mostly water with some emulsified heating oil. SNR trucked this oily water to Sumas Environmental Services Inc. on 4623 Byrne Road in Burnaby, B.C. on March 5, 2015. The Bill of Lading for this oily water is given in Appendix E, page 40.

The excavator was then used to pull the UST from the tank nest. It was placed on top of the soils pile to the south of the excavation and was inspected and photographed. Holes were visible in the tank. The UST was then cleaned. The fire department inspector attended the site to inspect the excavation and tank March 5, 2015 at about 10 a.m.; the fire permit is given in Appendix D, page 38.

The tank was further cut into pieces with an abrasive saw onsite. The steel pieces were taken to ABC recycling in Burnaby, B.C. for recycling March 5, 2015. Appendix F, page 42 shows the receipt for this tank.

Ventus Consulting Inc. (Ventus) personnel attended the site March 4, 2015. The tank had been removed from the ground. The hydrogeologist from Ventus sampled the base of the excavation from a 7 ft. (2.13m) depth. The soil sample was placed in lab provided sample jars. The sample was put into a cooler with ice packs and transported to the certified lab the same day under chain of custody protocol. The sample was analyzed for extractable petroleum hydrocarbons (EPHs). The RL standards are 1000 ppm for EPHC10-19 and 1000 ppm for EPHC19-32. Results of analysis show the base of the excavation had a concentration of 373 ppm for EPHC10-19 ppm and 2710 ppm for EPHC19-32, the EPHC10-19 ppm concentration is above the RL standards.

The contaminated soils were excavated and trucked from the site on March 25, 2015 to the Sumas Remediation Services facility located at 4623 Byrne Road, Burnaby, B.C. and were placed in a biocell. The truck was weighed at Sumas, in total 4.10 tonnes of contaminated soils were taken from the subject site.

Ventus Consulting Inc. (Ventus) personnel attended the site March 20, 2015 to obtain closure samples. The hydrogeologist from Ventus sampled the base of the excavation from an 8 ft. (2.43m) depth and the sidewalls from a 7 foot (2.13m) depth. The soil samples were placed in lab provided sample jars.

The samples were put into a cooler with ice packs and transported to the certified lab the same day under chain of custody protocol. The samples were analyzed for extractable petroleum hydrocarbons (EPHs). The RL standards are 1000 ppm for EPHC10-19 and 1000 ppm for EPHC19-32. Results of analysis show the base of the excavation had a concentration of <20 ppm for EPHC10-19 ppm and <20 ppm for EPHC19-32, both below the RL standards. The north sidewall had a concentration of 35 ppm for EPHC10-19 ppm and <20 ppm for EPHC19-32, both below the RL standards. The south sidewall had a concentration of 20 ppm for EPHC10-19 ppm and 20 ppm for EPHC19-32, both below the RL standards. The east sidewall had a concentration of <20 ppm for EPHC10-19 ppm and <20 ppm for EPHC19-32, EPHC10-19 both below the RL standards. The west sidewall had a concentration of <20 ppm for EPHC10-19 ppm and <20 ppm for EPHC19-32, both below the RL standards. The north sidewall was also analyzed for PAHs since it had the greatest EPH concentrations of the closure samples, all PAH concentrations were below the RL standards. The site requires no further work to meet RL standards.

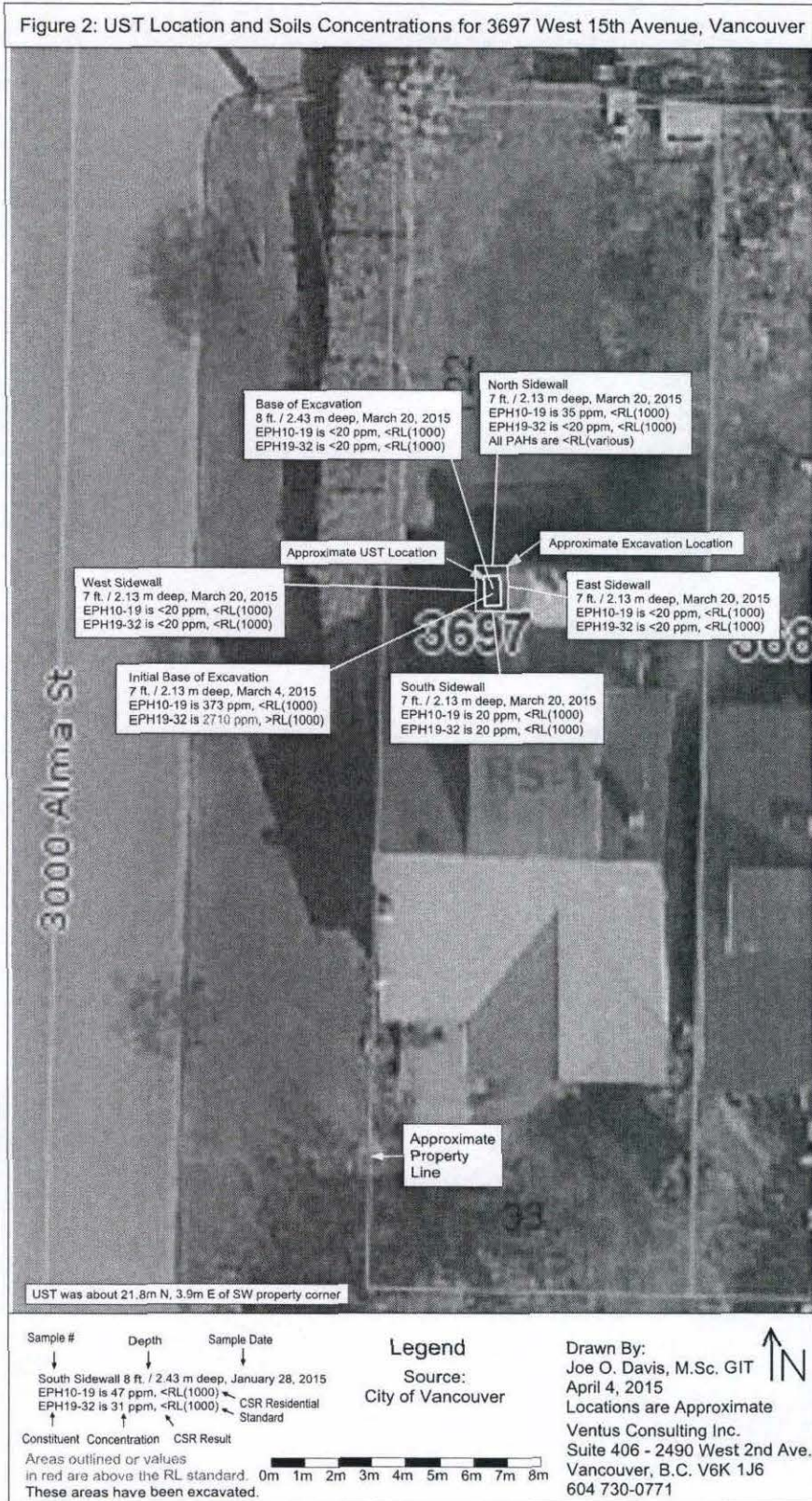
Table 1 and Table 2, of Appendix B, page 20 gives the EPH and PAH concentrations respectively. Figure 2, page 10 shows the approximate location of the samples and the concentrations obtained from these samples. Laboratory originals are given in Appendix C, page 23. Quality Assurance and Quality Control information from the laboratory is also shown in Appendix C.

The excavation was fully backfilled March 30, 2015 with onsite clean soils 7.5 yards of Sechelt sand and 4 yards of topsoil. Appendix G, page 44 shows the receipt for the fill materials. The fill soils were packed in one meter lifts.

The hydrogeologist from Ventus attended the site March 31, 2015 and photographed the finished project.

Further environmental work is not required the Independent Remediation Plan form has already been completed and submitted to the MOE. It is given in Appendix I, page 46. A copy of this entire report will be provided by Ventus to the City of Vancouver Environmental Protection Branch. The City of Vancouver UST Removal Form will also be emailed to the City of Vancouver Environmental Protection Branch.

Figure 2: UST Location and Soils Concentrations for 3697 West 15th Avenue, Vancouver



4.0 SUMMARY

This project has successfully removed one UST found in place at 3697 West 15th Avenue in Vancouver, B.C., V6R 2Z6. Soils encountered during excavation had concentrations greater than RL standards requiring the excavation and removal of 4.10 tonnes of contaminated soils from the site.

The closest watercourse to the subject site is English Bay located about 1560 meters north of the subject site. Since this watercourse is greater than 500 meters from the subject site aquatic life standards do not apply to the subject site. The area is within residential Vancouver and has water supplied to it by Metro Vancouver formerly Metro Vancouver, formerly the Greater Vancouver Regional District (GVRD). A water well search was not completed for the local area; water well searches, groundwater gradient and hydraulic conductivity measurements must now be completed to ascertain if drinking water standards would apply to the site. Since the application of drinking water standards to the site does not change the soils concentration requirements for this project these measurements were not completed and the drinking water standards are assumed to apply to the site. Zoning onsite is "RS-1", a residential zoning. Overall applicable Contaminated Sites Regulation (CSR) standards for the subject site would be residential with drinking water standards or RL standards.

Six EPH soil samples and one PAH sample were obtained from the site, transported to the laboratory under chain of custody protocol and analyzed at the laboratory. Figure 2, page 10 shows the concentrations of soil samples and approximate locations of samples.

Further environmental work is not required, the Independent Remediation Plan form has already been completed and submitted to the MOE. A copy of this entire report will be provided by Ventus to the City of Vancouver Environmental Protection Branch by email. The City of Vancouver UST Removal Form will also be emailed to the City of Vancouver Environmental Protection Branch.

5.0 CONCLUSION

This project has successfully removed one UST. Soils encountered during excavation had concentrations greater than RL standards requiring the excavation and removal of 4.10 tonnes of contaminated soils from the site.

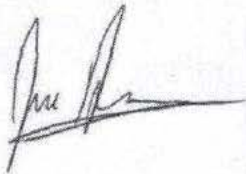
Contaminants of concern for the site, namely EPHs and PAHs have been tested for onsite with closure soil samples and they have concentrations less than the residential with drinking water standards or RL standards.

No further environmental work is required at the site. The Independent Remediation Plan form has already completed and submitted to the MOE. A copy of this entire report will be provided by Ventus to the City of Vancouver Environmental Protection Branch via email. The City of Vancouver UST Removal Form will also be emailed to the City of Vancouver Environmental Protection Branch.

6.0 DISCLAIMER

This project was conducted and reported using generally accepted hydrogeologic and environmental engineering practices and in accordance with MOE regulations. Ventus Consulting Inc. has made all reasonable attempts to complete this project in a professional manner but cannot be held responsible for errors and omissions resulting from unknown field conditions or unavailable data. Data was collected from site specific locations and hence may vary from actual site conditions, although the reported information is believed to provide a reasonable representation of the environmental conditions within the areas of investigation. This report is subject to copy write law and is the sole property of s.22(1) of 3697 West 15th Avenue, Vancouver, B.C., V6R 2Z6. Any third party use of this report is at the sole risk of this party or person, Ventus Consulting Inc. and the author of this report assume no liability whatsoever. The Ministry of Environment (MOE) and the City of Vancouver may rely on this report.

I have a bachelor's degree in Geophysics obtained from the University of Calgary in 1987 and a masters degree in Hydrogeology received from the University of British Columbia in 1995. I have practiced environmental consulting in the province of British Columbia since 1989.



Joe O. Davis, M.Sc. GIT
Senior Hydrogeologist

APPENDIX A – SITE PHOTOGRAPHS



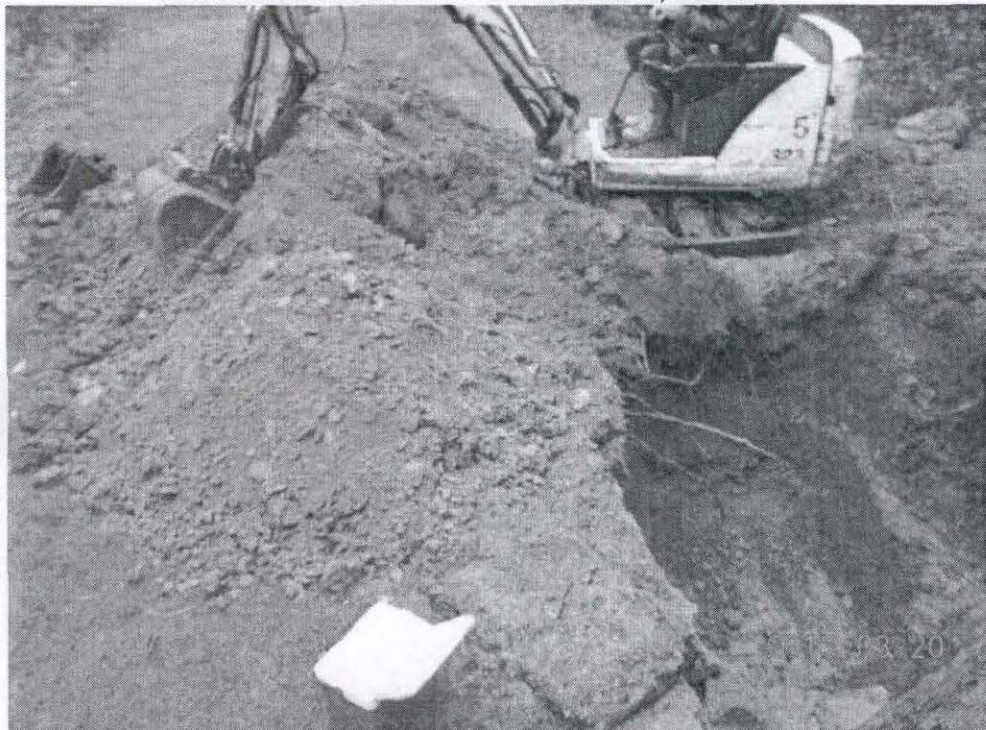
The UST was located north of the north side of the house onsite.



Ventus personnel obtained soils samples March 4, 2015. The base of excavation sample failed RL standards.



Fire department personnel attended the site and inspected the UST excavation and the UST at about 10 a.m. March 5, 2015.



One soils bin of contaminated soils were excavated and stockpiled onsite March 20th, 2015.



Looking into the excavation after excavation of the contaminated soils March 20, 2015.



Closure soil samples were obtained March 20, 2015, all samples passed RL standards.



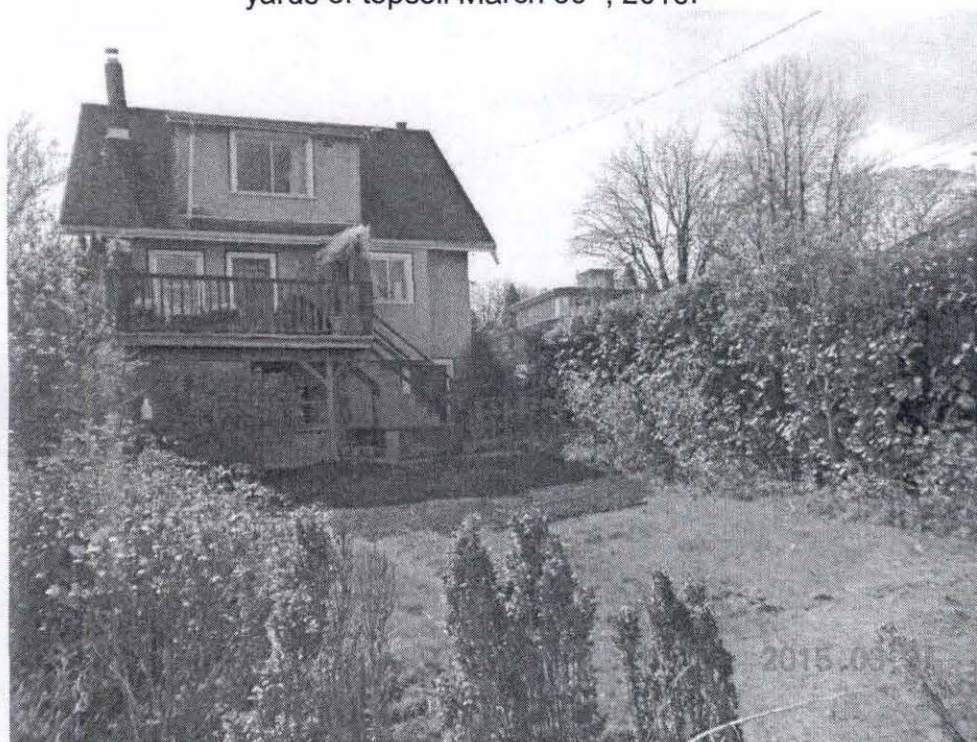
One soils bin of contaminated soils was trucked to Sumas Remediation Services on 4623 Byrne Road in Burnaby March 25th, 2015. These are the contaminated soils.



Looking northwest at the former UST area now partially backfilled March 24, 2015.



The excavation was backfilled with the onsite clean soils, 7.5 yards of sand and 3.5 yards of topsoil March 30th, 2015.



The completed project March 31, 2015.

APPENDIX B – ANALYTICAL DATA

Table 1: EPHs in Soils for 3697 West 15th Avenue, Vancouver

	Detection Limit	Initial Base of Excavation	Base of Excavation	North Sidewall	South Sidewall	RL
Date		March 4, 2015	March 20, 2015	March 20, 2015	March 20, 2015	
Depth		2.13m (7 ft.)	2.43m (8 ft.)	2.13m (7 ft.)	2.13m (7 ft.)	
EPHC10-19	20	373	<20	35	20	1000
EPH C19-32	20	2710	<20	<20	20	1000
Notes:						
Values are in ug/g dry (ppm).						
RL means applicable Residential with Drinking Water standards from the Contaminated Sites Regulations.						
Bold values are above the RL standard.						
None means no RL standard for compound.						

Table 1 continued: EPHs in Soils for 3697 West 15th Avenue, Vancouver

	Detection Limit	East Sidewall	West Sidewall			RL
Date		March 20, 2015	March 20, 2015			
Depth		2.13m (7 ft.)	2.13m (7 ft.)			
EPHC10-19	20	<20	<20			1000
EPH C19-32	20	<20	<20			1000
Notes:						
Values are in ug/g dry (ppm).						
RL means applicable Residential with Drinking Water standards from the Contaminated Sites Regulations.						
Bold values are above the RL standard.						
None means no RL standard for compound.						

Table 2: Polycyclic Aromatic Hydrocarbons (PAHs) in Soils for 3697 West 15th Avenue, Vancouver

	Detection Limit	North Sidewall		RL
Date		March 20, 2015		
Depth of Sample		2.13m (7 ft.)		
Acenaphthene	0.01	<0.01		none
Acenaphthylene	0.01	<0.01		none
Anthracene	0.02	<0.02		none
Benzo(a)anthracene	0.02	<0.02		1
Benzo(a)pyrene	0.05	<0.05		1
Benzo(b)fluoranthene	0.02	<0.02		1
Benzo(g,h,i)perylene	0.05	<0.05		none
Benzo(k)fluoranthene	0.02	<0.02		1
Chrysene	0.05	<0.05		none
Dibenzo(a,h)anthracene	0.02	<0.02		1
Fluoranthene	0.05	<0.05		none
Fluorene	0.02	<0.02		none
Indeno(1,2,3-c,d)pyrene	0.02	<0.02		1
Naphthalene	0.01	<0.01		none
Phenanthrene	0.02	<0.02		5
Pyrene	0.02	<0.02		10
Notes:				
Values are in ug/g dry (ppm)				
RL means applicable Residential standards with drinking water standards from the Contaminated Sites Regulations.				
Bold values are above the RL standard.				
None means no RL standard for compound.				

APPENDIX C – ORIGINAL LABORATORY DATA



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

CLIENT NAME: VENTUS CONSULTING INC
406-2490 WEST 2ND AVE
VANCOUVER, BC V6K1J6
(604) 730-0771

ATTENTION TO: JOE DAVIS

PROJECT: 3697 West 15th Avenue, Vancouver BC

AGAT WORK ORDER: 15V950396

TRACE ORGANICS REVIEWED BY: Andrew Garrard, B.Sc., General Manager

DATE REPORTED: Mar 05, 2015

PAGES (INCLUDING COVER): 6

VERSION: 1

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

NOTES

VERSION 1: Sample receipt temperature 5°C.

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

AGAT Laboratories (V1)

Member of: Association of Professional Engineers, Geologists and Geophysicists
of Alberta (APEGGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

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

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

Page 1 of 6



Certificate of Analysis

AGAT WORK ORDER: 15V950396

PROJECT: 3697 West 15th Avenue, Vancouver BC

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

CLIENT NAME: VENTUS CONSULTING INC

ATTENTION TO: JOE DAVIS

SAMPLING SITE:

SAMPLED BY:

EPH Soil				
DATE RECEIVED: 2015-03-04			DATE REPORTED: 2015-03-05	
			Base of Excavation 7	
		SAMPLE DESCRIPTION:	feet deep	
		SAMPLE TYPE:	Soil	
		DATE SAMPLED:	3/4/2015	
		G / S	RDL	6349241
Parameter	Unit	G / S	RDL	
EPH C10-C19	µg/g	20	373	
EPH C19-C32	µg/g	20	2710	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

6349241 Results are based on dry weight of sample.
EPH results are not corrected for potential PAH contributions.

Certified By:



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

Quality Assurance

CLIENT NAME: VENTUS CONSULTING INC

AGAT WORK ORDER: 15V950396

PROJECT: 3697 West 15th Avenue, Vancouver BC

ATTENTION TO: JOE DAVIS

SAMPLING SITE:


SAMPLED BY:

Trace Organics Analysis															
RPT Date: Mar 05, 2015			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

EPH Soil

EPH C10-C19	63795	6348313	<20	<20	0.0%	< 20	100%	70%	130%			95%	65%	120%
EPH C19-C32	63795	6348313	<20	<20	0.0%	< 20	100%	70%	130%			99%	80%	120%

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

Certified By: 

AGAT QUALITY ASSURANCE REPORT (V1)

Page 3 of 8

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



Unit 120, 8600 Glenlyon Parkway
Burnaby, British Columbia
CANADA V6J 0B6
TEL (778)452-4000
FAX (778)452-4074
<http://www.agatlabs.com>

Method Summary

CLIENT NAME: VENTUS CONSULTING INC

AGAT WORK ORDER: 15V950396

PROJECT: 3697 West 15th Avenue, Vancouver BC

ATTENTION TO: JOE DAVIS

SAMPLING SITE:

SAMPLED BY:

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



AGAT Laboratories

120 - 8600 Glenlyon Parkway
Burnaby, BC V5J 0B6
778.452.4006
webearth.agatlabs.com

P: 778.452.4000 • F: 778.452.4074

Laboratory Use Only

Arrival Temperature: 5°C

AGAT Job Number: 15V930386

Notes: MAR 4 PM 2:49

Chain of Custody Record

Report Information

Company: Newton Consulting Inc

Contact: Jim Davis

Address: 416 - 2490 West 2nd Ave
Vancouver BC

Phone: 604 732 2777

LSD: _____

Client Project #: 3697 West 15th Avenue Union BC

Invoice To: Same as above Yes No

Company: _____

Contact: _____

Address: _____

Phone: _____ Fax: _____

PO/AFE#: _____

Report Information

Name: Jim Davis

Email: jdavis@newtonconsulting.com

Name: _____

Email: _____

Requirements (Please Check)

BC CSR Soil BC CSR - Water

IL AW

PL IW

CL LW

RL

Schedule 11 (Please Specify) _____

CCME (Please Specify) _____

Other (Please Specify) _____

Report Format

Single Sample per page

Multiple Samples per page

Excel Format Included

Turnaround Time Required (TAT)

Regular TAT 5 to 7 working days

Rush TAT Day 2 - 100%

Day 3 - 50%

Day 4 - 25%

Date Required: 100% / 24 hours

PLEASE CONTACT LABORATORY IF RUSH REQUIRED SAME DAY SUBMISSION CUT OFF FOR EFFECTIVE DATE BY 3 PM

LABORATORY USE (LAB ID #)	SAMPLE IDENTIFICATION	SAMPLE MATRIX	DATE/TIME SAMPLED	COMMENTS - SITE SAMPLE INFO. SAMPLE CONTAINMENT	NUMBER OF CONTAINERS PRESERVED (Y/N)	HAZARDOUS (Y/N)	Hold for: <input type="checkbox"/> 90 DAYS
629201	Base of Excavation		7:00 AM	7 feet deep manhole			
42	North Side wall		6 feet deep				
43	South		6 feet deep				
44	EAST		6 feet deep				
45	WEST		6 feet deep				

15C Two SHVS

Samples Received by (Print Name and Sign): _____ Date/Time: _____

Samples Received by (Print Name and Sign): Steve Reddy Date/Time: 9 MAR 2015

Samples Received by (Print Name and Sign): _____ Date/Time: _____

Samples Received by (Print Name and Sign): _____ Date/Time: _____

Page 1 of 1

No: 013732

3697 West 15th Avenue
Vancouver, B.C.

Underground Storage Tank
Removal Report

April, 2015



AGAT Laboratories

SAMPLE INTEGRITY RECEIPT FORM - BURNABY

Work Order # 15V950396

RECEIVING BASICS:

Received From: Joe Waybill #: _____

SAMPLE QUANTITIES:

Coolers: 1 Containers: 5

TIME SENSITIVE ISSUES:

Earliest Date Sampled: 29 Mar 15 ALREADY EXCEEDED? Yes No

NON-CONFORMANCES:

3 temperatures of samples* and average of each cooler: (record differing temperatures on the CoC next to sample ID's) *use jars when available

(1) 6 + 5 + 3 = 5 °C (2) + = °C (3) + = °C (4) + = °C

Was ice or ice pack present: Yes No

Integrity Issues:

Account Project Manager: _____ have they been notified of the above issues: Yes No

Whom spoken to: _____ Date and Time: _____

ADDITIONAL NOTES:



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

CLIENT NAME: VENTUS CONSULTING INC
406-2490 WEST 2ND AVE
VANCOUVER, BC V6K1J6
(604) 730-0771

ATTENTION TO: JOE DAVIS

PROJECT: 3697 West 15th Avenue, Vancouver BC

AGAT WORK ORDER: 15V955885

TRACE ORGANICS REVIEWED BY: Andrew Garrard, B.Sc., General Manager

DATE REPORTED: Mar 27, 2015

PAGES (INCLUDING COVER): 6

VERSION*: 1

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

***NOTES**

VERSION 1: Sample receipt temperature 3°C.

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

AGAT Laboratories (V1)

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of Alberta (APEGGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

Page 1 of 6

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



Certificate of Analysis

AGAT WORK ORDER: 15V955885

PROJECT: 3697 West 15th Avenue, Vancouver BC

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

CLIENT NAME: VENTUS CONSULTING INC

ATTENTION TO: JOE DAVIS

SAMPLING SITE:

SAMPLED BY:

EPH Soil									
DATE RECEIVED: 2015-03-20					DATE REPORTED: 2015-03-27				
Parameter	Unit	G / S	RDL	Base of					
				Excavation 8	North Sidewall 7	South Sidewall 7	East Sidewall 7	West Sidewall 7	
SAMPLE DESCRIPTION:		feet deep		feet deep	7 feet deep	feet deep	feet deep	feet deep	feet deep
SAMPLE TYPE:		Soil		Soil	Soil	Soil	Soil	Soil	Soil
DATE SAMPLED:		3/20/2015		3/20/2015	3/20/2015	3/20/2015	3/20/2015	3/20/2015	3/20/2015
		6390071		6390072	6390073	6390074	6390075	6390075	6390075
EPH C10-C19	µg/g	20	<20	35	20	<20	<20	<20	<20
EPH C19-C32	µg/g	20	<20	<20	20	<20	<20	<20	<20

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard; Refers to BC CSR (RL-G) (Van)
 6390071-6390075 Results are based on dry weight of sample.
 EPH results are not corrected for potential PAH contributions.

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 15V955885

PROJECT: 3697 West 15th Avenue, Vancouver BC

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

CLIENT NAME: VENTUS CONSULTING INC

ATTENTION TO: JOE DAVIS

SAMPLING SITE:

SAMPLED BY:

LEPH/HEPH Soil					
DATE RECEIVED: 2015-03-20			DATE REPORTED: 2015-03-27		
North Sidewall 7					
SAMPLE DESCRIPTION:		feet deep			
SAMPLE TYPE:		Soil			
DATE SAMPLED:		3/20/2015			
		6390072			
Parameter	Unit	G / S	RDL		
Naphthalene	µg/g		0.01	<0.01	
2-Methylnaphthalene	µg/g		0.01	<0.01	
1-Methylnaphthalene	µg/g		0.01	<0.01	
Acenaphthylene	µg/g		0.01	<0.01	
Acenaphthene	µg/g		0.01	<0.01	
Fluorene	µg/g		0.02	<0.02	
Phenanthrene	µg/g	5	0.02	<0.02	
Anthracene	µg/g		0.02	<0.02	
Fluoranthene	µg/g		0.05	<0.05	
Pyrene	µg/g	10	0.02	<0.02	
Benzo(a)anthracene	µg/g	1	0.02	<0.02	
Chrysene	µg/g		0.05	<0.05	
Benzo(b)fluoranthene	µg/g	1	0.02	<0.02	
Benzo(j)fluoranthene	µg/g		0.02	<0.02	
Benzo(k)fluoranthene	µg/g	1	0.02	<0.02	
Benzo(a)pyrene	µg/g		0.05	<0.05	
Indeno(1,2,3-c,d)pyrene	µg/g		0.02	<0.02	
Dibenzo(a,h)anthracene	µg/g	1	0.02	<0.02	
Benzo(g,h,i)perylene	µg/g		0.05	<0.05	
LEPH C10-C19	µg/g	1000	20	35	
HEPH C19-C32	µg/g	1000	20	<20	
Benzo(b+j)fluoranthene	µg/g		0.03	<0.03	
Surrogate	Unit	Acceptable Limits			
Nitrobenzene - d5	%	50-130		113	
2-Fluorobiphenyl	%	50-130		99	
P-Terphenyl - d14	%	60-130		107	

3697 West 15th Avenue
 Vancouver, B.C.

Underground Storage Tank
 Removal Report

April, 2015

Certified By:



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 15V955885

PROJECT: 3697 West 15th Avenue, Vancouver BC

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

CLIENT NAME: VENTUS CONSULTING INC

ATTENTION TO: JOE DAVIS

SAMPLING SITE:

SAMPLED BY:

LEPH/HEPH Soil

DATE RECEIVED: 2015-03-20

DATE REPORTED: 2015-03-27

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to BC CSR (RL-G) (Van)
6390072 Results are based on dry weight of sample.
LEPH & HEPH results have been corrected for PAH contributions.

Certified By:



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

Quality Assurance

CLIENT NAME: VENTUS CONSULTING INC
PROJECT: 3697 West 15th Avenue, Vancouver BC
SAMPLING SITE:

AGAT WORK ORDER: 15V955885
ATTENTION TO: JOE DAVIS
SAMPLED BY:

Trace Organics Analysis															
RPD Date: Mar 27, 2015			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
						Lower		Upper	Lower		Upper	Lower		Upper	

EPH Soil																	
EPH C10-C19	63874	6397224	3640	3910	7.0%	< 20	96%	70%	130%				101%	65%	120%		
EPH C19-C32	63874	6397224	1530	1650	8.0%	< 20	95%	70%	130%				100%	80%	120%		

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

LEPH/HEPH Soil

Naphthalene	63890	6400760	<0.01	<0.01	0.0%	< 0.01	99%	80%	120%				110%	50%	130%		
2-Methylnaphthalene	63890	6400760	<0.01	<0.01	0.0%	< 0.01	96%	80%	120%				99%	50%	130%		
1-Methylnaphthalene	63890	6400760	<0.01	<0.01	0.0%	< 0.01	96%	80%	120%				104%	50%	130%		
Acenaphthylene	63890	6400760	<0.01	<0.01	0.0%	< 0.01	97%	80%	120%				105%	50%	130%		
Acenaphthene	63890	6400760	<0.01	<0.01	0.0%	< 0.01	99%	80%	120%				103%	50%	130%		
Fluorene	63890	6400760	<0.02	<0.02	0.0%	< 0.02	99%	80%	120%				105%	50%	130%		
Phenanthrene	63890	6400760	<0.02	<0.02	0.0%	< 0.02	99%	80%	120%				100%	60%	130%		
Anthracene	63890	6400760	<0.02	<0.02	0.0%	< 0.02	98%	80%	120%				102%	60%	130%		
Fluoranthene	63890	6400760	<0.05	<0.05	0.0%	< 0.05	99%	80%	120%				100%	60%	130%		
Pyrene	63890	6400760	0.47	0.41	14.0%	< 0.02	97%	80%	120%				100%	60%	130%		
Benzo(a)anthracene	63890	6400760	<0.02	<0.02	0.0%	< 0.02	105%	80%	120%				101%	60%	130%		
Chrysene	63890	6400760	<0.05	<0.05	0.0%	< 0.05	99%	80%	120%				106%	60%	130%		
Benzo(b)fluoranthene	63890	6400760	<0.02	<0.02	0.0%	< 0.02	101%	80%	120%				100%	60%	130%		
Benzo(j)fluoranthene	63890	6400760	<0.02	<0.02	0.0%	< 0.02	93%	80%	120%				104%	60%	130%		
Benzo(k)fluoranthene	63890	6400760	<0.02	<0.02	0.0%	< 0.02	97%	80%	120%				96%	60%	130%		
Benzo(a)pyrene	63890	6400760	<0.05	<0.05	0.0%	< 0.05	99%	80%	120%				101%	60%	130%		
Indeno(1,2,3-c,d)pyrene	63890	6400760	<0.02	<0.02	0.0%	< 0.02	101%	80%	120%				104%	60%	130%		
Dibenzo(a,h)anthracene	63890	6400760	<0.02	<0.02	0.0%	< 0.02	105%	80%	130%				104%	60%	130%		
Benzo(g,h,i)perylene	63890	6400760	<0.05	<0.05	0.0%	< 0.05	104%	80%	120%				106%	60%	130%		
Nitrobenzene - d5	63890	6400760	NA	NA	0.0%		97%	80%	120%				100%	50%	130%		
2-Fluorobiphenyl	63890	6400760	121	115	5.0%		94%	80%	120%				105%	50%	130%		
P-Terphenyl - d14	63890	6400760	112	114	2.0%		100%	80%	120%				105%	60%	130%		

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

Certified By:

AGAT QUALITY ASSURANCE REPORT (V2)

Page 5 of 8

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

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



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

Method Summary

CLIENT NAME: VENTUS CONSULTING INC

AGAT WORK ORDER: 15V955885

PROJECT: 3697 West 15th Avenue, Vancouver BC

ATTENTION TO: JOE DAVIS

SAMPLING SITE:

SAMPLED BY:

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



AGAT Laboratories

120 - 8600 Glenlyon Parkway
Burnaby, BC V5J 0B6
778.452.4006
webearth.agatlabs.com

Laboratory Use Only

Arrival Temperature: 3°C
AGAT Job Number: 15V955885
Notes:
MAR 20 PM 5:15

Chain of Custody Record

P: 778.452.4000 • F: 778.452.4074

Report Information

Company: Ventus Consulting Inc
Contact: Jim Davis
Address: 405-2490 West 15th Ave
Vancouver BC
Phone: 604 730-0777 Fax: 5
LSD: _____
Client Project #: 3697 West 15th Avenue, Vancouver BC

Report Information

1. Name: Jim Davis
Email: jdavis@ventus.ca
2. Name: B. Hurd
Email: santa.kim@ventus.ca

Report Format

Single Sample per page
 Multiple Samples per page
 Excel Format Included

Turnaround Time Required (TAT)

Regular TAT 5 to 7 working days
Rush TAT Day 2 - 100%
 Day 3 - 50%
 Day 4 - 25%
Date Required: _____
PLEASE CONTACT LABORATORY IF RUSH REQUIRED SAMPLE SUBMISSION CUT OFF FOR EFFECTIVE DATE BY 3 PM

Invoice To Same as above Yes No

Company: _____
Contact: _____
Address: _____
Phone: _____ Fax: _____
PO/A/E#: _____

Requirements (Please Check)

BC CSR Soil BC CSR - Water
 IL AW
 PL IW
 CL LW
 RL

Schedule 11 (Please Specify) _____
CCME (Please Specify) _____
Other (Please Specify) _____

LABORATORY USE (LAB ID #)	SAMPLE IDENTIFICATION	SAMPLE MATRIX	DATE/TIME SAMPLED	COMMENTS - SITE SAMPLE INFO, SAMPLE CONTAINMENT	NUMBER OF CONTAINERS	PRESERVED (Y/N)	HAZARDOUS (Y/N)	Hold for: <input type="checkbox"/> 60 DAYS
639021	Base of Excavation	8 feet deep	March 20/2015					
72	Mouth Side wall	7 feet deep	"					
73	South	"	"					
74	East	"	"					
75	West	"	"					

Samples Received By (Print Name and Sign): Jim Davis Date/Time: March 20/2015
 Samples Received By (Print Name and Sign): Jim Davis Date/Time: March 20/2015
 Samples Received By (Print Name and Sign): _____ Date/Time: _____
 Samples Received By (Print Name and Sign): _____ Date/Time: _____

Page 1 of 1
No: 013878

Page 7 of 8



AGAT Laboratories

SAMPLE INTEGRITY RECEIPT FORM - BURNABY

Work Order # 15V955885

RECEIVING BASICS:
Received From: Joe Waybill #: _____
SAMPLE QUANTITIES:
Coolers: 1 Containers: 5

TIME SENSITIVE ISSUES:
Earliest Date Sampled: 20 March 15' ALREADY EXCEEDED? Yes No

NON-CONFORMANCES:
3 temperatures of samples* and average of each cooler. (record differing temperatures on the CoC next to sample ID's) *use jars when available
(1) 1 + 4 + 5 = 3 °C (2) + + = °C (3) + + = °C (4) + + = °C
Was ice or ice pack present: Yes No
Integrity Issues:

Account Project Manager: _____ have they been notified of the above issues: Yes No
Whom spoken to: _____ Date and Time: _____

ADDITIONAL NOTES:

APPENDIX D – FIRE DEPARTMENT PERMIT

Underground Storage Tank
Removal Report

453 WEST 17TH
VANCOUVER, B.C. V5Y 1V4
TEL: 604-873-7595 FAX: 604-873-7100

CITY OF VANCOUVER

DATE ISSUED MARCH 02, 2015		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT			PERMIT NUMBER P FI 412101	
LEGAL DESCRIPTION Lot 26 Blk 101 Plan VAP2141 DL 540 LD NW				ADDRESS 3697 W 15TH AV		
APPLICATION DATE MAR 02, 2015				PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		PLANS	METRIC NO	FACE NAME
APPLICANT CONTRACTOR SNR SALVAGE AND RECOVERY 6179 DAWSON ST BURNABY BC V5B 2W5				CONTACT 2 PROPERTY OWNER		CONTACT 3
TEL 604-313-8998	BUSLICENSE 295066	TEL	BUSLICENSE	TEL	BUSLICENSE	
FAX	CERTIFICATE 24410	FAX	CERTIFICATE	FAX	CERTIFICATE	
PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED: TO REMOVE 1 TANK ON SITE. CAPACITY IS 2800 L. SETBACK IS 8'N. BOTTOM OF TANK AT 82". TYPE OF LIQUID IS PETROLEUM.						
PERMIT CONDITIONS AND NOTES: 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW. 020 Clearance is required from the Engineering Department, Streets Division, for work affecting 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. 035 For abandonment: pump out remaining content, steam clean interior, and fill with sand/concrete slurry. 040 Tank removal must comply with subsection 4.10.3 of the Vancouver Fire By-law. 910 Construction must be carried out in compliance with the provisions of Noise Control By-law No. 6555 994 1. This permit shall expire if: (a) Work authorized by the permit has not commenced within 90 days from the date of issuance; or (b) Work has been substantially discontinued for a period of 90 days. 2. The premises shall be kept in safe manner with guards, shoring, etc. as required by the Occupational Health and Safety Regulation and City by-laws 3. Environmental Final Closure Report and clearance required 4. Backfill with clean soil required 5. Underground storage tank removal shall be done in accordance with good engineering practice 6. Contractor must be on site for the inspection by the Vancouver Fire and Rescue Services						
ITEM OIL TANK	SPECIFICS/REFERENCE	QTY/AMT 1 GU	ITEM	SPECIFICS/REFERENCE	QTY/AMT	
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE :			ENV CONTAMINATION FI01 FIRE INSPECTION BRETT COOKE 604-873-7544			
ADDITIONAL NOTES: 915 To book an inspection call 3-1-1 from within Vancouver or 604-873-7000 from outside Vancouver. The 3-1-1 Centre is open 7 days a week from 7AM to 10PM, 365 days a year. Also, our 24 hour Building Inspections booking request message line is 604-873-7058. For information on how to use it, please contact the 3-1-1 Centre.						
1. TO ARRANGE FOR REQUIRED INSPECTIONS, CALL THE 3-1-1 CENTRE OR 604-873-7000. 2. THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR ARRANGING ACCESS TO THE PREMISES FOR THE INSPECTOR. 3. FOR INFORMATION ON LIMITATION OF TIMES OF WORK IN WHICH NOISE IS CREATED, SEE THE NOISE CONTROL BY-LAW NO.6555 OR CALL THE 3-1-1 CENTRE OR 604-873-7000.						
FEE		AMOUNT	FEE	AMOUNT	SIGNED BY SNR SALVAGE AND RECOVERY	
					DATE SEE PERMIT	
					ISSUED BY C BAWN	
					FOR THE FIRE CHIEF	
INVOICE :			TOTAL			

PSC00001 REVISED FEB/08

2015/03/02 10:53:28

JOB COPY

APPENDIX E – MANIFEST FOR OILY WATER

APPENDIX F - TANK DESTRUCTION CERTIFICATE



ABC Recycling
Powered by Metal
Guided by Inner Strength, Since 1912

SCALE TICKET

Page: 1

ABC Recycling Ltd.
8081 Meadow Avenue
Burnaby, BC V3N 2V9
604-522-9727

Ticket: **220730-01**

Date In: 03/05/2015 Date Out: 03/05/2015
Time In: 07:43 Time Out: 07:47
Buyer: MINNGO Manager: MARLO
Hauler: A VALUED CUSTOMER

Customer: SNR TANK REMOVAL SERVICE
6179 DAWSON STREET
BURNABY BC V5B 2W5

MATERIAL	GROSS	TARE	DED	WT	NET	PRICE	DED \$	TOTAL \$
Steel Oversize	13500	13240	0	260		85.000/NT	0.00	
TOTALS FOR:								
Steel Oversize	13500	13240	0	260			0.00	

Ticket Total	13500	13240	0	260
Truck Weights	13500			13500

Ticket Sub-Total

Ticket Total

OIL TANK DISPOSAL RE 3697 W 15 AVE, VANCOUVER

Received By

*.ALL WEIGHTS ARE REPORTED IN POUNDS UNLESS OTHERWISE INDICATED.

APPENDIX G – BACKFILL SOILS RECEIPT



Lawsonby ENTERPRISES Ltd.

8655 Cambie St., Van. BC V6P 3J9

Tel: 604.322.8771 GST#858578578RT Date: Mar 3, 15

Tel: 5NR

Address: 3697 W 15 AVE, VANCOUVER

1			
2			
3			
4	<u>3 1/2 in Sealed</u>		
5			
6			
7			
8			
9			
10			
11			
12			

NO 048

GST _____
PST _____
TOTAL _____

APPENDIX H – SUMMARY OF SOILS REMOVED

**Sumas Remediation Services
Summary of Soil Arrival**

Project #: 15-200 Contaminant of Concern: EPH/LEPH
 Contaminated Site Address: 3697 West 15th Avenue, Vancouver Analytical: Ventus Consulting
 Treatment Facility: Biocell-Byrne Rd, Bby
 Contact Information: Joe Davis

Arrival Date	Hour	License Numbers		Weight(KG)			Tracking Form	Weigh Bill #
		Truck	Trailer	Gross	Tare	Total		
25-Mar-15	14:07	EH0862		11,700.00	7,600.00	4,100.00	15-200-100	82350

Project Total: 4,100.00 Kg
4.10 Tonnes

APPENDIX I – NOTICE OF INDEPENDENT REMEDIATION

Version 3.0



Ministry of
Environment

NOTIFICATION OF
INDEPENDENT REMEDIATION

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

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

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

Section I Timing of Remediation

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

- Initiation of independent remediation Completion of independent remediation
 Both initiation and completion of independent remediation

Provide the following if you are sending us a *notification of initiation of independent remediation*:

Start date: 2015-03-04 Estimated completion date: 2015-03-30 Estimated number of days: 26 days
YYYY-MM-DD YYYY-MM-DD YYYY-MM-DD

Scope of remediation: Whole site Part of site

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

Provide the following if you are sending us a *notification of completion of independent remediation*:

Start date: 2015-03-04 Completion date: 2015-03-30
YYYY-MM-DD YYYY-MM-DD

Section II Land Description

Site ID Number (if known)
PID 014-032-881 or PIN
Legal Description LOT 26 BLOCK 101 DISTRICT LOT 540 PLAN 2141
Latitude Degrees 49 Minutes 15 Seconds 33.17
Longitude Degrees 123 Minutes 11 Seconds 9.17
Site Civic Address or Location Street: 3697 West 15th Avenue
(i.e., nearest roadway) City: Vancouver Postal Code: V6R 2Z6

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

Name: s.22(1)
Address Street: 3697 West 15th Avenue
City: Vancouver Province/State: B.C.
Country: Canada Postal /Zip Code: V6R 2Z6
Phone unknown Fax

Section IV Environmental Consultant / Contractor / Agent Contact

Name of Firm: Ventus Consulting Inc.

Contact Name: Joe O. Davis

Address Street 406-2490 West 2nd Avenue

City Vancouver

Province/State B.C.

Country Canada

Postal /Zip Code V6K 1J6

Phone 604-730-0771

Fax 604-730-0771

Section V Primary Land Use

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

Industrial Commercial Residential Urban park Agricultural Wildlands

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

Residential House

Is a change in zoning or land use expected?

Change in zoning Change in land use No zoning change expected.

From To

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

Underground storage tank (UST)

Oil and gas industry operations

Offsite source

Other (describe):

Was a Notification of Offsite Migration also submitted for this site?

No

Yes

If Yes, date of submission:

YYYY-MM-DD

Section VII Soil Investigations and Remediation

The following contaminants Were found Are suspected

Please see attached soils data.

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

Soil remediation strategy

Excavation and offsite disposal Other (describe):
Remediation standards used: Numerical Risk-based Both

4.10 tonnes of soils were excavated and trucked offsite, placed in a biocell at the Sumas facility at 4623 Byrne Road, Burnaby, B.C. on March 25, 2015.

Section VIII Groundwater and Surface Water Investigations and Remediation

The following contaminants Were found Are suspected

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

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

Water remediation strategy

Pumping and offsite disposal Other (describe):
The tanks contents 1100 litres of <3% oily water was pumped from the tank and trucked to Sumas Environmental Services at 4623 Byrne Road, Burnaby BC on March 5, 2015.

Section IX Sediment Investigations and Remediation

The following contaminants Were found Are suspected

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

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

Sediment remediation strategy

Excavation and offsite disposal Other (describe):
(include volume and intended treatment and/or disposal location for contaminated sediments if managed offsite)

Remediation standards used: Numerical Risk-based Both

Section X Vapour Investigations and Remediation

The following volatile contaminants Were found Are suspected

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

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

Vapour remediation strategy

Remediation standards used: Numerical Risk-based Both

Section XI Reason for Remediation:

- Construction Demolition Upgrade
 Other: Proactive removal.

Section XII Authorizations for Discharges to the Environment from the Site

Provide the authorization numbers under the *Environmental Management Act* for any air, effluent and soil discharges to the environment for treatment works located at the site.

Section XIII Additional Comments

Section XIV Signature

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



Joe O. Davis

2015-04-04

Signature of person completing form

Printed name

Date completed (YYYY-MM-DD)

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

- Site plan Land Title record

Send the package to:

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

For further information, please refer to the information under our [key topic website on independent remediation](#) or e-mail us at site@gov.bc.ca.

Table 1: EPHs in Soils for 3697 West 15th Avenue, Vancouver

	Detection Limit	Initial Base of Excavation	Base of Excavation	North Sidewall	South Sidewall	RL
Date		March 4, 2015	March 20, 2015	March 20, 2015	March 20, 2015	
Depth		2.13m (7 ft.)	2.43m (8 ft.)	2.13m (7 ft.)	2.13m (7 ft.)	
EPHC10-19	20	373	<20	35	20	1000
EPH C19-32	20	2710	<20	<20	20	1000
Notes:						
Values are in ug/g dry (ppm).						
RL means applicable Residential with Drinking Water standards from the Contaminated Sites Regulations.						
Bold values are above the RL standard.						
None means no RL standard for compound.						

Table 1 continued: EPHs in Soils for 3697 West 15th Avenue, Vancouver

	Detection Limit	East Sidewall	West Sidewall			RL
Date		March 20, 2015	March 20, 2015			
Depth		2.13m (7 ft.)	2.13m (7 ft.)			
EPHC10-19	20	<20	<20			1000
EPH C19-32	20	<20	<20			1000
Notes:						
Values are in ug/g dry (ppm).						
RL means applicable Residential with Drinking Water standards from the Contaminated Sites Regulations.						
Bold values are above the RL standard.						
None means no RL standard for compound.						

Table 2: Polycyclic Aromatic Hydrocarbons (PAHs) in Soils for 3697 West 15th Avenue, Vancouver

	Detection Limit	North Sidewall		RL
Date		March 20, 2015		
Depth of Sample		2.13m (7 ft.)		
Acenaphthene	0.01	<0.01		none
Acenaphthylene	0.01	<0.01		none
Anthracene	0.02	<0.02		none
Benzo(a)anthracene	0.02	<0.02		1
Benzo(a)pyrene	0.05	<0.05		1
Benzo(b)fluoranthene	0.02	<0.02		1
Benzo(g,h,i)perylene	0.05	<0.05		none
Benzo(k)fluoranthene	0.02	<0.02		1
Chrysene	0.05	<0.05		none
Dibenzo(a,h)anthracene	0.02	<0.02		1
Fluoranthene	0.05	<0.05		none
Fluorene	0.02	<0.02		none
Indeno(1,2,3-c,d)pyrene	0.02	<0.02		1
Naphthalene	0.01	<0.01		none
Phenanthrene	0.02	<0.02		5
Pyrene	0.02	<0.02		10

Notes:

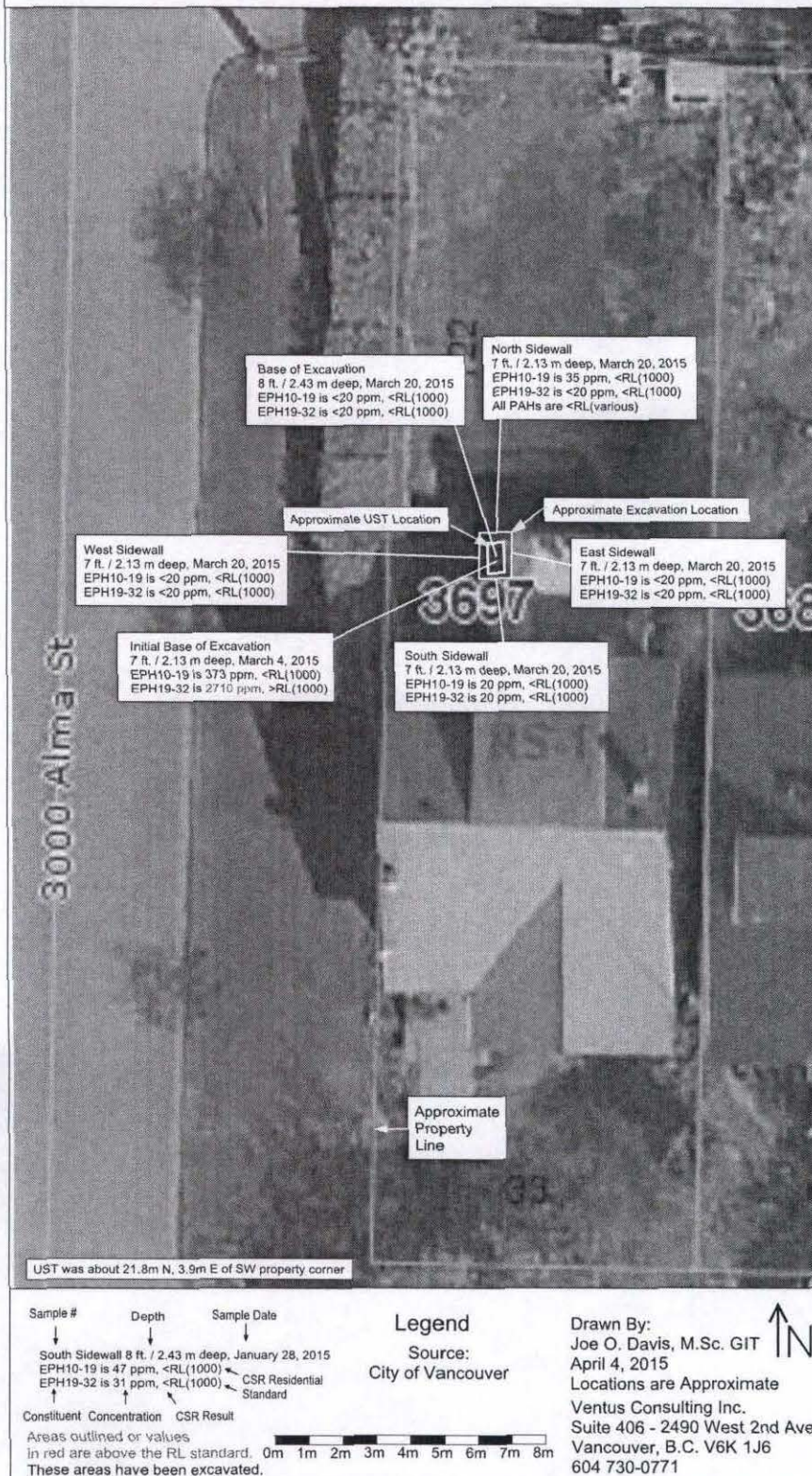
Values are in ug/g dry (ppm)

RL means applicable Residential standards with drinking water standards from the Contaminated Sites Regulations.

Bold values are above the RL standard.

None means no RL standard for compound.

Figure 2: UST Location and Soils Concentrations for 3697 West 15th Avenue, Vancouver



TITLE SEARCH PRINT

2015-03-05, 07:53:48
Requestor: Joe Davis

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BB1935407 BB438849
Application Received	2011-02-16
Application Entered	2011-02-18
Registered Owner in Fee Simple Registered Owner/Mailing Address:	EUROWEST DEVELOPMENTS INC., INC.NO. 0084508 2900 - 550 BURRARD STREET VANCOUVER, BC V6C 0A3
Taxation Authority	CITY OF VANCOUVER
Description of Land Parcel Identifier: Legal Description:	014-032-881 LOT 26 BLOCK 101 DISTRICT LOT 540 PLAN 2141
Legal Notations	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BB438850 FILED 2007-08-10
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

title lien
3697
West 15th
Blvd



UNDERGROUND STORAGE TANK REMOVAL/DECOMMISSIONING REPORT

This report must be completed and submitted to the City of Vancouver (Environmental Contamination Team) after completion of underground storage tank (UST) removal projects.

1. Site Information

Owners Name: s.22(1)
 Site Address: 3967 West 15th Avenue, Vancouver, BC

2. Excavation Plan:

A scaled (about 1:200) plan including (at minimum): north arrow, nearby buildings, tank location, extents of excavation, soil sample location, and soil sample analytical results summary.

Figure 2 of the report shows these items.

3. Site Photos (electronic only) Attached:

The photos must include the tank-hold excavation and the removed tank.
 See Appendix A of report.

4. Tank Information

Was oil or oily water removed from the tank? Yes
 Was all associated piping (feedlines Lines, vent pipe) removed? Yes
 Tank Summary Table:

Permit #	Capacity (L)	Perforation(s)		Other Visible Damage (e.g. pipe damage)		Product in UST	Date UST removed from service (YYYY/MM/DD)
		Yes	No	Yes	No		
FI412101	2800 L	Yes		No		1100 L <3% oil	No record

5. Tank and Piping Disposal / Recycling: ABC Recycling Ltd. 8081 Meadow Ave., Burnaby. BC
 Tank Disposal / Recycling receipts attached: See Appendix F.

6. Liquid Waste Disposal

Liquid / Sludge disposal (type/volume/class): oily water <3% / 1100 L / unknown
 Receiver name/address: Sumas Environmental Services Inc. on 4623 Byrne Road in Burnaby, B.C.
 Disposal date (YYYY/MM/DD): 2015/03/05
 Liquid Waste Disposal Receipt / Manifest attached: Y () N () Yes

7. Soil Disposal

Soil Volume (m3) disposed: 4.10 tonnes
 Soil Disposal Carrier: Canadian Excavating
 Soil Receiver Information: Sumas Remediation Services
 Receiver Name / company name: Gail/Sumas Remediation Services
 Receiver Address 4623 Byrne Road, Burnaby, B.C.
 Soil Relocation Agreement Required Y () N ()
 Disposal Date: 2015/03/25
 Soil disposal receipt attached Y () N () Y

8. Field Observations

Field screening (e.g. soil vapour, visual observations, staining) summary

Was product or contamination suspected of migrating into preferential pathways or beneath building(s)? Y () N () No

Groundwater Observations:

Was water present in the excavation? Y () N () Yes

Was there petroleum hydrocarbon sheen evident on the excavation water? Y () N () No

Comments:

9. Confirmatory Soil Sampling

Total number of discrete insitu soil samples analysed: 6 EPHs and 1 PAH

Sampler's name and company: Joe Davis, M.Sc. / Ventus Consulting Inc.

Sample Chain of Custody and Lab certificate of analysis attached Y () Yes

CALA laboratory name: AGAT Laboratories

Laboratory address: Unit 120, 8600 Glenlyon Parkway, Burnaby, B.C.

Analysis / PCOCs: EPHs and PAHs

10. Ministry of Environment Forms

Was a Notice of Independent Remediation (NIR) completed? Y () N () Yes

Was a Notice of Offsite Migration (NOM) required and submitted Y () N () No

Comments:

11. Conclusion Summary Table

Address	Contractor / Consultant	Tank Details, (L, Condition)	Liquid Waste Disposal Details	Soil Receiver and m3 disposed	Confirmatory samples Meet Standards (Y/N, PCOCs)	Estimated Residual Volume of Contamination	Offsite Migration (Y/N)	MOE Forms Submitted
3967 West 15 th Avenue	SNR / Ventus	2800L poor	1100L	4.10 tonnes	Y, EPHs and PAHs	None	N	NIR

12. Name and License of individual / firm who completed this Report / Form:

Name (company and individual): Ventus Consulting Inc. / Joe Davis

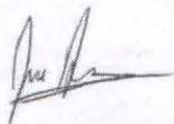
Business License Number: Licence # 14-162804

Date of Tank Removal: (MM/DD/YYYY): 03/04/2015

13. Conclusion Statement:

Please select the appropriate checkmark that accurately reflects site conditions.

"I confirm all information contained in this report is true and accurate. Based on this information, residual soils are less than , / (or) exceed , the applicable (select one: residential / commercial / industrial) standards. Contamination is / (or) is not / , suspected or confirmed to have migrated offsite."



Joe Davis, M.Sc. GIT

April 5, 2015