

File No.: 04-1000-20-2017-510

December 21, 2017

s.22(1)

Dear s.22(1)

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

I am responding to your request of December 13, 2017 for:

Records regarding the following district fire service records and/or environmental information for site located at 3205 Arbutus Street, Vancouver, BC from January 1, 1992 to December 13, 2017:

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

All responsive records are attached.

Please note: some information in the records has been marked as 'Not responsive' because the records refer to a different address and therefore do not pertain to 3205 Arbutus Street.

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.

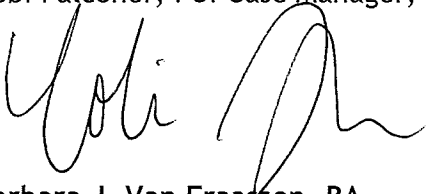
If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2017-510); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are 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,

Cobi Falconer, FOI Case Manager, for

A handwritten signature in black ink, appearing to read 'Cobi', followed by a large, stylized flourish or second signature.

**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



**SCHEDULE 1  
Site Profile**

ENVIRONMENTAL PROTECTION BRANCH  
CHECKED JAN 7/2000  
APPROVED  
RE 3205 ARBUTUS REY  
DE 404773  
(Version 1.2)

**A. Name of Site Owner:**

Last \_\_\_\_\_ First \_\_\_\_\_ Middle Initial (s) \_\_\_\_\_ (and/or, if applicable)  
Company Imperial Oil Limited  
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 Cotton First Chuck Middle Initial (s) \_\_\_\_\_ (and/or, if applicable)  
Company Imperial Oil  
Mailing Address 325, 9405 50th Street  
City Edmonton Province/State AB  
Country Canada Postal Code/ZIP T6B 2T4  
Telephone (780) 440-8112 Fax (780) 440 - 8124

**IF LEGALLY TITLED, REGISTERED PROPERTY**

Site Street Address (if applicable) 3205 Arbutus Street (S.W. corner 16th Avenue and Arbutus)  
City Vancouver Postal Code \_\_\_\_\_

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

<u>PID</u>	<u>Legal Description</u>
<u>011-121-319</u>	<u>Lot 9, Lot 10, Lot 11, Except Part in Explanatory Plan 19135, Now Road</u>
<u>011-121-335</u>	<u>Block 484, DL 526, Plan 5571</u>
<u>011-121-334</u>	_____
_____	_____
_____	_____

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



## SCHEDULE 1 Site Profile

(Version 1.2)

### IF Untitled Crown Land

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

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

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

### III. COMMERCIAL AND INDUSTRIAL PURPOSES OF ACTIVITIES

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

EXAMPLE:

<u>Schedule 2</u> <u>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</u> <u>Reference</u>	<u>Description</u>
G2	automotive, truck, bus, subway or other motor vehicle repair, salvage or wrecking
F5	petroleum product dispensing facilities, including service stations and cardlots



## SCHEDULE 1 Site Profile

(Version 1.2)

	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		X
B	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		X
C	Discarded barrels, drums or tanks?		X
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		X
B	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		X
C	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		X
	Is there currently or to the best of your knowledge has there previously been on the site any 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)

I. 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

II. 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

III. 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

**IV. ADDITIONAL COMMENTS AND EXPLANATIONS**

(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.

Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages if necessary):

Background information collected by MECI for Stage 1 PSI.

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# SCHEDULE 1 Site Profile

(Version 1.2)

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

  
Signature of person completing site profile

99 12 21

Date completed (YY-MM-DD)

**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:

JAN. 5, 2000

Name: HANK UYEYAMA  
Agency: CITY OF VANCOUVER  
Address: 453 WEST 12TH AVENUE  
VANCOUVER V5Y 1V4  
Telephone 813-7732 Fax 813-7733

JAN. 7, 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

Telephone

Fax

If site profile entered, SITE ID #

YES NO

## Site Registrar

Date Received:

Entered on to site registry by:

Site ID #:

Entry Date:



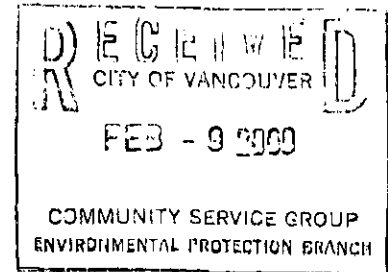
# VanMap Version 2



SCALE 1 : 2,197







Date: FEB - 9 2000

Your File:

Our File: 26250-20/6395  
SITE 6395

VIA FAX: (780) 440-8124

Imperial Oil  
325 9405 50<sup>th</sup> Street  
Edmonton, Alberta  
T6B 2T4

Attention: Chuck Cotton

Dear Chuck Cotton:

DEPARTMENT OF PERMITS & LICENSES  
ENVIRONMENTAL PROTECTION BRANCH

CHECKED FEB. 11/00

APPROVED

RE: 3205 ARBUTUS  
DE404773

**Re: Site Profile Submission/Notice of Intent to Undertake Independent Remediation  
Application for Development Permit  
3205 Arbutus, Vancouver, B.C.  
PID: 011-121-319, 011-121-335 and 011-121-334**

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

Based on these submissions and subject to the satisfactory fulfillment of your obligations as specified in the draft guidance document, the ministry does not presently require submission of a site investigation report under section 26.2 of the *Waste Management Act*. Release from the requirement to submit a site investigation report is being granted at this time because we understand that site investigations are being conducted as part of an independent remediation process. Please be advised that the absence of a report submission requirement does not necessarily mean that the site is not a contaminated site. A Contaminated Sites Services Application Form and a letter and table summarizing key information requirements for investigation and remediation report submissions are attached for your convenience.

Please also be advised of the following:

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

Ministry of  
Environment,  
Lands and Parks

BC Environment  
Lower Mainland Region  
Pollution Prevention  
Contaminated Sites Section

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

Telephone: (604) 582-5200  
Facsimile: (604) 582-5394



- 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;
- it remains your responsibility to notify the ministry of commencement of independent remediation in accordance with section 28(2)(a) of the *Waste Management Act* and 57 of the *Contaminated Sites Regulation*;
- the ministry recommends that you review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and remediation of the site; and
- those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Waste Management Act* and regulations (e.g. *Contaminated Sites Regulation*, *Special Waste Regulation* etc.). The ministry considers these persons responsible for ensuring that on-site contaminants are not migrating off-site and that any associated human health or environmental impacts (on or off-site) are identified and addressed, including notification of any potentially affected parties (e.g. adjacent land owners/occupants, municipalities, utility companies etc.). The ministry shall be copied on any notifications.

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

If you require further clarification please contact George Szefer at (604) 930-7104.

Yours truly,



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

rb/

- Attachments:
1. Excerpt from Ministry of Environment, Lands and Parks Draft Guidance Document 4 - Investigation and Remediation Processes and Local Government Process, dated November 26, 1997 (2pgs)
  2. Contaminated Sites Services - Application Form (1pg)
  3. Letter & Table - Key Information Requirements (3pgs)

cc: Hank Uyeyama, City of Vancouver, Fax: (604) 873-7963  
Adrian Michielsen, MECI, Fax: (604) 515-5150



**CITY OF VANCOUVER**



**No. SC010293**

**WASTE DISCHARGE PERMIT**

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

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**PERMIT ISSUED TO:**

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

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**FOR NON-DOMESTIC WASTES DISCHARGED TO THE SEWER FROM:**

**Company Name:** IMPERIAL OIL LIMITED  
**Address:** 3205 Arbutus Street

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**CONTACT:**

**Name:** Jeff Taylor  
**Title:** Project Co-ordinator  
**Telephone:** (604) 473-2073 Ext.44

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**NATURE OR TYPE OF BUSINESS:** REMEDIATION

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

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**A & B**

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

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**Signature of Permittee**

  
**DISTRICT SEWAGE CONTROL MANAGER**

**Date Issued:** JUN 01 2001

**Date Amended:** \_\_\_\_\_





2001 05 28

Project V9-198

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

**ATTENTION:** Environmental Protection Officer

**REFERENCE:** Notification of Environmental Review During the Removal  
of USTs at the Former Esso Service Station  
3205 Arbutus Street, Location No. 990987/P03402

Morrow Environmental Consultants Inc. (MECI), on behalf of Imperial Oil Limited (IOL), will be on-site during the removal of underground storage tanks (USTs) and associated piping. MECI will be providing on-site supervision and environmental review. The work is scheduled to commence June 4, 2001 and will be conducted by Hazco Environmental Services Ltd. (Hazco).

We trust this provides you with the information you currently require to process the permit application being submitted by Hazco. If you have any questions, please contact me at 473-2073 extension 44.

Jeffery Taylor, EIT

**MORROW ENVIRONMENTAL CONSULTANTS INC.**

JCT/pv  
ROBT:V9W9198L528JCT.DOC  
enc.

cc: Mr. Scott Young, Hazco Environmental Services Ltd., Richmond, BC  
Ms Heather Hynes, Imperial Oil Limited, Edmonton, AB  
Mr. Adrian Michielsen, Imperial Oil Limited, Burnaby, BC





2001 07 13

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

**ATTENTION:** D.H. Robert, District Sewage Control Manager

**REFERENCE:** Closure Report for Waste Discharge Permit SC010293  
3205 Arbutus Street



Project: V9-198

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
ENVIRONMENTAL PROTECTION BRANCH  
CHECKED JULY 23, 2001  
APPROVED HL  
RE: 3205 ARBUTUS  
SC010293

As required by the City of Vancouver, Morrow Environmental Consultants Inc. (MECI), on behalf of Imperial Oil Limited (IOL), has completed a closure report for the discharge of groundwater effluent (effluent) to the sanitary sewer located at the above referenced site. The effluent was discharged under Amended Waste Discharge Permit No. SC010293 (the permit). The permit is valid for a 90 day period beginning with the date of issue of 2001 06 01. Effluent was discharged between 2001 06 22 and 2001 06 28.

A sample of treated excavation water was collected on 2001 06 18 prior to discharge (sample identification TANK-01-010618), and another sample was collected from the treated discharge effluent on 2001 06 22 (sample identification TANK-02-010622) during discharge. Both samples were collected using standardized MECI sampling protocols, and were submitted to Philip Analytical Services (PSC) of Burnaby, BC for analysis of concentrations of total benzene, ethylbenzene, toluene, xylenes (BETX), volatile petroleum hydrocarbons (VPH), polycyclic aromatic hydrocarbons (PAHs), total extractable hydrocarbons (TEH), total suspended solids (TSS), pH, and total metals. Copies of the laboratory reports (PSC Form Nos. 08073030 and 08073032) are attached.

The following summarizes the approximate discharge flow rates and volumes over the discharge period.

Date	2000 06 22	2001 06 25	2001 06 27	2001 06 28
Average Flow Rate	130 L/min	130 L/min	90 L/min	70 L/min
Volume of Daily Discharge	14 m <sup>3</sup>	2 m <sup>3</sup>	15 m <sup>3</sup>	15 m <sup>3</sup>

The total volume of effluent discharged over the discharge period (2001 06 22 and 2001 06 28) was approximately 45 m<sup>3</sup>. The results of the sampling program and the flow monitoring indicate that the effluent discharge volume and flow rate was maintained within permitted levels of 500 m<sup>3</sup> and 200 L/min, respectively.





Permits & Licences Department - Page 2 of 2  
2001 07 13  
V9-198

We trust this provides you with the information you currently require. If you have any questions, please contact the undersigned at your convenience.

Susan Joyce, B.Sc. (Env.)

**MORROW ENVIRONMENTAL CONSULTANTS INC.**

SPJ/pv  
ROB:T:\V9\W9198\1712SPJA.DOC  
enc.

- Tables
  - 1: Summary of Analytical Results for Treated Groundwater - Hydrocarbons
  - 2: Summary of Analytical Results for Treated Groundwater – Total Metals and Total Suspended Solids
- PSC reports 08073030 and 080703032

cc: A. Michielsen, IOL, Burnaby, BC  
R. Kausen, IOL, Burnaby, BC



**TABLE 1: Summary of Analytical Results for Treated Groundwater - Hydrocarbons**

Sample ID Sample Date		TANK		City of Vancouver Permit  Waste Discharge Permit No. SC010293
		TANK-01-010618 2001 06 18	TANK-02-010622 2001 06 22	
Parameter	Units	Analytical Results		
Gross Parameters				
Benzene	mg/L	< 0.0005	< 0.0005	1.0
Toluene	mg/L	< 0.0005	< 0.0005	1.0
Ethylbenzene	mg/L	< 0.0005	< 0.0005	1.0
Xylenes	mg/L	< 0.0005	< 0.0005	1.0
Total EH (C10-C30)	mg/L	< 0.1	< 0.1	15
Total PAH	mg/L	< 0.00005	< 0.00005	0.05

Associated Philip file(s): 08073030, 08073033.

**BOLD** Concentration greater than or equal to City of Vancouver Waste Discharge Permit.

< Denotes concentration less than indicated detection limit.



**TABLE 2: Summary of Analytical Results for Treated Groundwater - Total Metals and Total Suspended Solids**

Sample ID Sample Date		TANK		City of Vancouver Permit Waste Discharge Permit No. SC010293
		TANK-01-010618 2001 06 18	TANK-02-010622 2001 06 22	
Parameter	Units	Analytical Results		
pH	pH units	9.4	9.3	5.5 - 10.5
<b>Total Metals</b>				
Cadmium	mg/L	< 0.0001	< 0.0001	0.2
Chromium	mg/L	0.005	< 0.005	4.0
Copper	mg/L	0.007	< 0.005	2.0
Lead	mg/L	0.0006	0.0006	1.0
<b>Total Suspended Solids</b>				
TSS	mg/L	< 4	< 4	600

Associated Philip file(s): 08073030, 08073033.

< Denotes concentration less than indicated detection limit.

<b>BOLD</b>	Concentration greater than or equal to City of Vancouver Waste Discharge Permit.
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August 10, 2006

Regional File: 26250-20/  
Victoria File: 26250-20/6395  
SITE number: 6395

VIA FAX ONLY: 604-451-1347 and 604-873-7963

Imperial Oil Limited  
Suite 405 – 5945 Kathleen Avenue  
Burnaby, BC V5H 4J7  
Attention: Keith Tanner

City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4  
Attention: Neil McCreedy

LICENCES AND INSPECTIONS  
ENVIRONMENTAL PROTECTION BRANCH

CHECKED .. August 22, 2006 ..  
RE: ..  
APPROVED .. 3205 Arbutus ..

Dear Sirs:

Re: Independent Remediation  
Draft Guidance Document #4 Process  
Imperial Oil – 3205 Arbutus Street, Vancouver

This letter is to confirm the ministry's receipt of information regarding independent remediation of the above-referenced site. Site remediation has been undertaken in accordance with the ministry's draft Guidance Document #4 – "Investigation and Remediation Processes and Local Government Permit Process", dated November 26, 1997.

In accordance with the draft guidance document, the ministry confirms that closure information was submitted to the ministry and was discussed with Imperial Oil at a meeting on 30 June 2006. Based on the information provided, the ministry is not opposed to the issuance of an occupancy permit by the City of Vancouver for the service station at the subject site.

Please be advised that 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 *Environmental Management Act* and regulations (e.g. Contaminated Sites Regulation, Hazardous Waste Regulation, etc.). The ministry considers these persons responsible for



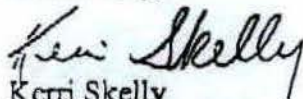
- 2 -

identifying and addressing any human health or environmental impacts associated with the contamination.

The foregoing comments are based on the most recent information provided to the ministry regarding the indicated site. The ministry, however, makes no representation or warranty as to its accuracy or completeness. The ministry expressly reserves the right to change or substitute different requirements where circumstances warrant.

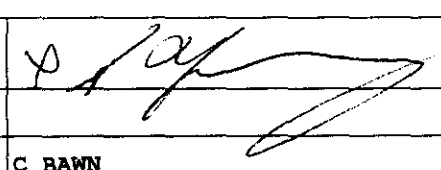
Please contact the undersigned at (604) 582-5357 if you have any questions about this letter

Yours truly,

  
Kerri Skelly  
Contaminated Sites Officer



# CITY OF VANCOUVER

DATE ISSUED <b>MAY 30, 2001</b>		PERMIT TYPE <b>FIRE PREVENTION DIVISION PERMIT</b>				PERMIT NUMBER <b>P FI 400757</b>	
LEGAL DESCRIPTION <b>LOT 9 TO 11 BLK 484 DL 526 PLN 5571 PLAN 5571</b>					ADDRESS <b>3205 ARBUTUS ST</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE <b>MAY 30, 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		
CONTACT 1 <b>TEL 231-0737 TEL 214-7000</b>					CONTACT 3		
BUS. LICENSE 40414 CERTIFICATE		BUS. LICENSE CERTIFICATE		TEL FAX		BUS. LICENSE CERTIFICATE	
PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:							
<b>TO REMOVE 5 TANKS 5000 GALS TYPE OF LIQUID IS GASOLINE SETBACKS 4.5M BOTTOM OF TANKS AT 3.5M</b>							
<b>PERMIT CONDITIONS AND NOTES:</b> 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.							
ITEM <b>2020 GAS TANK</b>	SPECIFICS/REFERENCE	QTY/AMT <b>5 GU</b>	ITEM	SPECIFICS/REFERENCE	QTY/AMT		
APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : <b>FIRE INSPECTION</b>							
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 <b>657 TANK - OTHER</b>		AMOUNT <b>140.00</b>	FEE		AMOUNT		
				SIGNATURE			
				DATE			
				ISSUED BY			
				FOR THE			
INVOICE : 253292		TOTAL				<b>\$140.00</b>	





# CITY OF VANCOUVER



DATE ISSUED <b>JULY 05, 2001</b>		PERMIT TYPE <b>FIRE PREVENTION DIVISION PERMIT</b>				PERMIT NUMBER <b>P FI 400796</b>	
LEGAL DESCRIPTION <b>LOT 9 TO 11 BLK 484 DL 526 PLN 5571 PLAN 5571</b>					ADDRESS <b>3205 ARBUTUS ST</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE <b>JUL 05, 2001</b>	PURPOSE <b>INSTALLATN</b>	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT <b>CONTRACTOR WESTERN OIL SERVICES LTD  8264 ONTARIO ST VANCOUVER BC BC V5X 3E4</b>					CONTACT 2 <b>PROPERTY OWNER IMPERIAL OIL  VANCOUVER BC</b>		
TEL FAX		BUS. LICENSE CERTIFICATE <b>95528 3330</b>	TEL FAX		BUS. LICENSE CERTIFICATE	TEL FAX	

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

**TO INSTALL 3 TANKS OF SITE CAPACITY 45,400 LT  
ALSO INSTALL 4 PUMPS ON SITE TYPE DISPENSERS**

**INSTALL OWNER SUPPLIED DOUBLE WALL TANKS, LINES, AND VENTS**

**PERMIT CONDITIONS AND NOTES:**

- 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.
- 015 A separate building permit is required for excavation and shoring, plus modified geotechnical engineer's letter.
- 025 If the work cannot be completed in the same day, the owner must follow the requirements of Section 8.2 of the Vancouver Building By-law for Protection of the Public and Fire Safety on fencing off construction sites.
- 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.
- 055 New tank installation must comply with Part 4 of the Vancouver Fire Bylaw.

GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
R21 GAS STN - SPLT ISL			F2				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
2020 GAS TANK		7	GU				
RELATED PERMITS: BU417139 CONSTRUCT 3205 ARBUTUS ST							
APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE				FIRE INSPECTION			

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

FEE	AMOUNT	FEE	AMOUNT	SIGNATURE	
657 TANK - OTHER	140.00			DATE	July 5/01
				ISSUED BY	D FLEMING
				FOR THE	FIRE CHIEF
INVOICE : 256857		TOTAL		\$140.00	

**AUDIT COPY**



BRANCH OFFICE  
569 HILLSIDE AVE.  
VICTORIA, B.C. V8T 1Y8  
PHONE: (250) 382-5341  
FAX: (250) 382-0045



## WESTERN OIL SERVICES LTD.

*"The Complete Petroleum Service"*

HEAD OFFICE  
8264 ONTARIO STREET - VANCOUVER, B.C. V5X 3E4  
TELEPHONE: (604) 321-1266 FAX: (604) 321-5440

October 10, 2001

City of Vancouver  
Fire Prevention Division

Attention: John Poole  
Re: 3205 Arbutus tank installation (Permit #F1400796)

Dear John,

This is to confirm that Western Oil Services Ltd. has completed the installation of three 45,000 litre underground storage tanks.

The installation was performed to meet or exceed Imperial Oil spec's and standards; as well as the City Vancouver bylaws.

The system was inspected during construction by a third party engineer, who will supply schedule 'C' to City of Vancouver.

If you have any questions or concerns please do not hesitate to call.

Sincerely,  
WESTERN OIL SERVICES LTD.

Per: Jack MacDonald  
Construction Department

*Entered Permit  
Oct 10/01  
[Signature]*



INSTALLATION AND MAINTENANCE OF

MEMBER  
**PEI**  
INSTITUTE



# CITY OF VANCOUVER

DATE ISSUED <b>JULY 05, 2001</b>		PERMIT TYPE <b>FIRE PREVENTION DIVISION PERMIT</b>				PERMIT NUMBER <b>P FI 400796</b>	
LEGAL DESCRIPTION <b>LOT 9 TO 11 BLK 484 DL 526 PLN 5571 PLAN 5571</b>					ADDRESS <b>3205 ARBUTUS ST</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE <b>JUL 05, 2001</b>	PURPOSE <b>INSTALLATN</b>	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES			SUBTYPE		
					CO-ORDINATE <b>090-690-05-0000</b>		
APPLICANT <b>CONTRACTOR WESTERN OIL SERVICES LTD</b>		CONTACT 2 <b>PROPERTY OWNER IMPERIAL OIL</b>			CONTACT 3		
<b>8264 ONTARIO ST VANCOUVER BC BC V5X 3E4</b>		<b>VANCOUVER BC</b>					
TEL <b>321-1266</b>	BUS. LICENSE CERTIFICATE <b>95528 3330</b>	TEL	BUS. LICENSE CERTIFICATE	TEL	BUS. LICENSE CERTIFICATE		
FAX		FAX		FAX			
<p><b>PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:</b></p> <p><b>TO INSTALL 3 TANKS OF SITE CAPACITY 45,400 LT</b>  <b>ALSO INSTALL 4 PUMPS ON SITE TYPE DISPENSERS</b></p> <p><b>INSTALL OWNER SUPPLIED DOUBLE WALL TANKS, LINES, AND VENTS</b></p>							
<p><b>PERMIT CONDITIONS AND NOTES:</b></p> <p>001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.  015 A separate building permit is required for excavation and shoring, plus modified geotechnical engineer's letter.  025 If the work cannot be completed in the same day, the owner must follow the requirements of Section 8.2 of the Vancouver Building By-law for Protection of the Public and Fire Safety on fencing off construction sites.  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.  055 New tank installation must comply with Part 4 of the Vancouver Fire Bylaw.</p>							
GENERAL USE <b>R21 GAS STN - SPLT ISL</b>		SPECIFICS/LOCATION	AREA (SF)	OCC <b>F2</b>	GENERAL USE		
ITEM <b>2020 GAS TANK</b>		SPECIFICS/REFERENCE	QTY/AMT <b>7 GU</b>	ITEM SPECIFICS/REFERENCE QTY/AMT			
RELATED PERMITS: <b>BU417139 CONSTRUCT 3205 ARBUTUS ST</b>							
APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : <b>FIRE INSPECTION</b>							
PROCESSED BY: APPLICATION TAKEN BY <b>D FLEMING</b>				PERMIT AUTHORIZED BY <b>W BERGUM</b>			
PERMIT ISSUED BY <b>D FLEMING</b>							
<p><b>COMMENTS :</b></p>							
FEE <b>657 TANK - OTHER</b>		AMOUNT <b>140.00</b>	FEE		AMOUNT		
				DEPARTMENT	FIRE DEPARTMENT		
				ATTENTION	FIRE INSPECTOR		
				REASON	PERMIT INSPECTION		
INVOICE : <b>256857</b>		TOTAL		<b>\$140.00</b>			





October 23, 2001

Via facsimile: (604) 873-7872

City of Vancouver Fire Department  
Suite 201 - 456 West Broadway  
Vancouver, BC

Attn: Mr. John Poole

Re Tank Removal Permits

Dear John:

Further to our previous discussion, HAZCO Environmental 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 400757  
Site 3205 Arbutus St.

The existing underground storage tanks were purged, removed, cleaned, rendered unfit for future use and were disposed of for scrap steel recycling.

If you have any questions or require any additional information, please do not hesitate to contact me at (604) 214-7000.

Regards,

A handwritten signature in black ink, appearing to read "Scott Young". The signature is stylized with a long horizontal stroke extending to the right.

Scott Young  
Project Manager

*Entered Perm  
Oct 24/01  
WAB*

**HAZCO ENVIRONMENTAL SERVICES LTD.**  
#160, 13511 VULCAN WAY, RICHMOND, BRITISH COLUMBIA V6V 1K4  
TELEPHONE (604) 214-7000 • FAX (604) 214-7017  
1-800-667-0444 • [www.hazcoenv.com](http://www.hazcoenv.com)



# CITY OF VANCOUVER

DATE ISSUED <b>MAY 30, 2001</b>		PERMIT TYPE <b>FIRE PREVENTION DIVISION PERMIT</b>				PERMIT NUMBER <b>P FI 400757</b>	
LEGAL DESCRIPTION <b>LOT 9 TO 11 BLK 484 DL 526 PLN 5571 PLAN 5571</b>					ADDRESS <b>3205 ARBUTUS ST</b>		
APPLICATION DATE <b>MAY 30, 2001</b>					PURPOSE <b>REMOVAL</b>		
PROJECT VALUE					ASSESSED VALUE		
PLANS					METRIC <b>NO</b>		
TEMPORARY PERMIT DATES					SUBTYPE		
APPLICANT <b>CONTRACTOR HAZCO ENVIRONMENTAL SERVICES C/O RON BOBKE 160 13511 VULCAN WAY RICHMOND BC V6V 1K4</b>					CONTACT 2		
CONTACT 3					COORDINATE <b>090-690-05-0000</b>		
TEL <b>231-0737</b>		BUS LICENSE <b>40414</b>		TEL		BUS LICENSE	
TEL <b>214-7000</b>		CERTIFICATE		FAX		CERTIFICATE	
PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:  <b>TO REMOVE 5 TANKS 5000 GALS TYPE OF LIQUID IS GASOLINE SETBACKS 4.5M BOTTOM OF TANKS AT 3.5M</b>							
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.							
ITEM <b>2020 GAS TANK</b>	SPECIFICS/REFERENCE	QTY/AMT <b>5 GU</b>	ITEM	SPECIFICS/REFERENCE	QTY/AMT		
APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : FIRE INSPECTION							
PROCESSED BY: APPLICATION TAKEN BY C BAWN PERMIT AUTHORIZED BY B DOUGLAS PERMIT ISSUED BY C BAWN							
COMMENTS:							
FEE <b>657 TANK - OTHER</b>		AMOUNT <b>140.00</b>	FEE	AMOUNT	DEPARTMENT <b>FIRE DEPARTMENT</b>		
				ATTENTION <b>FIRE INSPECTOR</b>			
				REASON <b>PERMIT INSPECTION</b>			
INVOICE : 253292			TOTAL		<b>\$140.00</b>		





10

1999 06 28

Permits and Licensing Department  
City of Vancouver  
2<sup>nd</sup> Floor, 2675 Yukon St.,  
VANCOUVER, BC  
V5Y 3P9

<b>COMMUNITY SERVICES</b>	
Reg. No. _____	_____
<b>JUL 02 1999</b>	
ORIGINAL TO: _____	_____
COPY TO: _____	_____

Project V9-198

**ATTENTION:** File Research

**REFERENCE:** Request for Record Search

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

Current Site Occupant: Esso

Current Site Owner: Imperial Oil

Site Civic Address: 3205 Arbutus Street, Vancouver

Site Legal Description: Lots 9, 10 & 11, except part in explanatory Plan 19135, now road Block 484 DL 526 Plan 5571

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

- any air emission or effluent discharge permits (sanitary or storm) which have been issued through your office;
- records of building or demolition permits;
- current and previous zoning for the site;
- any zoning violations on record for the site;
- records of any inspections of the site or buildings on the site;
- records of any building code violations;
- water, sanitary and storm connection to the site, and source of potable water; and
- permits for underground or above ground storage tanks;
- records of fires; and





Permits and Licensing Department – Page 2 of 2

City of Vancouver

1999 06 28

V9-198

- any other information which may indicate an environmental concern (i.e., reportable spills, existing storage tanks, storage of wastes, flammable liquids, etc.).

Please find enclosed a cheque in the amount of \$350.00 to cover the cost of the record search. MECI will expect to receive a response within two weeks, however should this not be possible please contact us. If you have any questions or comments regarding this request, please do not hesitate to contact the undersigned or Marc Sauze at (604) 515-5151. Thank you for your assistance.

Daryl Henry B.E.Sc.

**MORROW ENVIRONMENTAL CONSULTANTS INC.**

DDH/tr

T:\V9\198\1628DDHC.DOC

enc.

ENVIRONMENTAL PROTECTION  
RECORDS WERE FOUND.

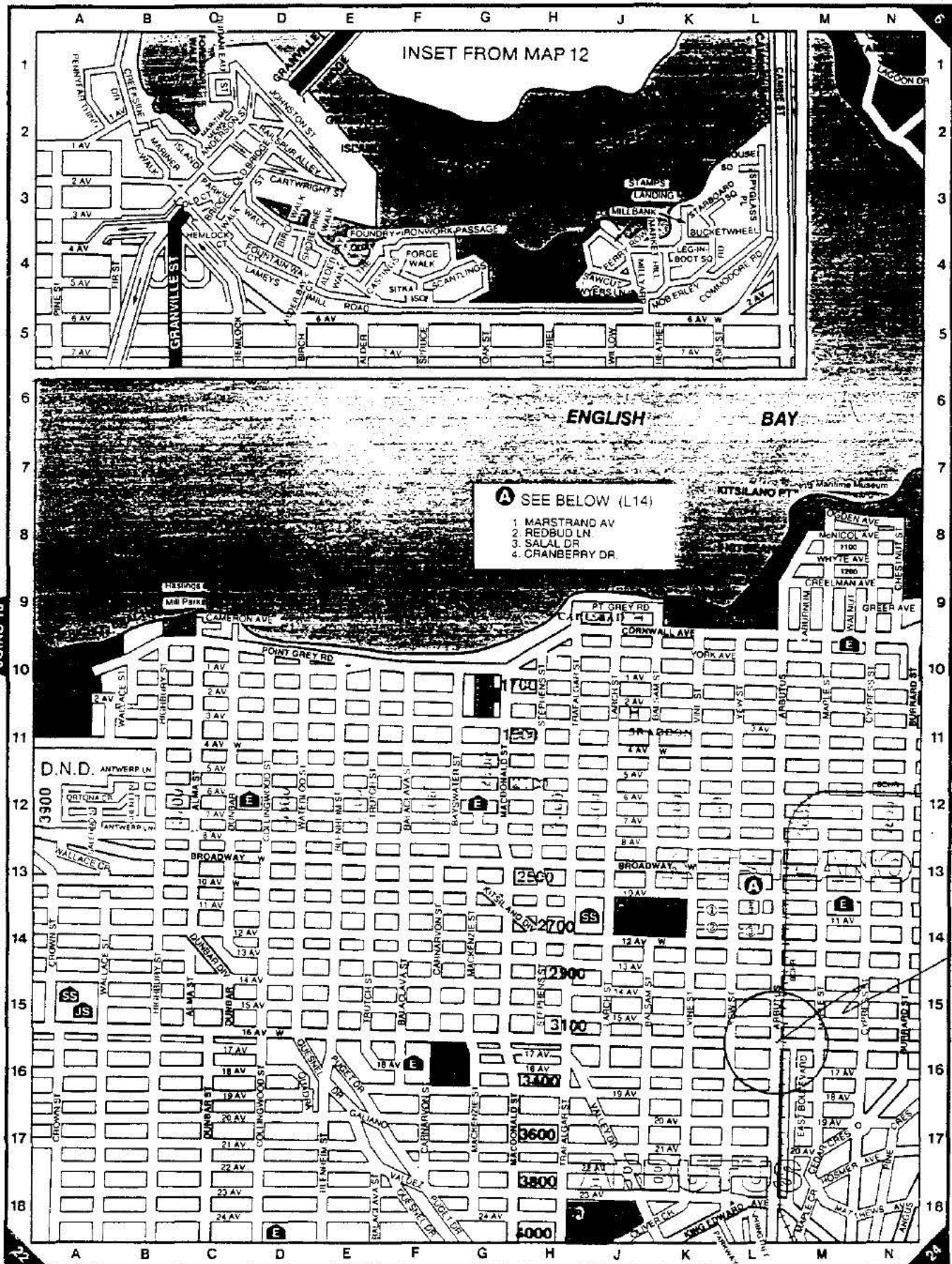
THERE WAS NO ISSUANCE OF A WASTE DISCHARGE PERMIT  
**FOR** THE ABOVE REFERENCED SITE.

THE SERVICE STATION INSPECTION FORM DATED DECEMBER 5, 1975  
SHOWS FOLLOWING UNDERGROUND GASOLINE STORAGE TANKS ON  
THE SITE : (a) 1-5000 GAL REGULAR, (b) 1-5000 GAL PREMIUM  
AND (c) 1-5000 GAL UNLEADED.



3205 ARBUTUS

MAP 11





# CITY OF VANCOUVER

COMMUNITY SERVICES GROUP  
PERMITS & LICENSES DEPARTMENT  
City Hall, East Wing  
453 West 12th Avenue  
Vancouver, British Columbia  
Canada V5Y 1V4  
Phone (604) 873-7611  
FAX (604) 873-7100



DIRECTOR  
T. Droettboom

CITY BUILDING INSPECTOR  
T.R. Timm, PEng

ASSISTANT DIRECTOR &  
CHIEF LICENSE INSPECTOR  
P.E. Telchroeb

**PLEASE REFER TO:**  
Miss H. Dilasser  
at 873-7541

1999 July 20

Morrow Environmental Consultants Inc.  
5151 Canada Way  
Burnaby, BC  
V5E 3N1

Attention: Daryl Henry, B. E. Sc.

Dear Sir:

Re: 3205 Arbutus Street  
Lots 9 to 11, Block 484, District Lot 526, Plan 5571  
Your File No. V9-198

On July 2, 1999, your request for a file research letter and an environmental search was received by this department. Receipt No. 194213 for the fee of \$350.00 is enclosed.

For Health Department information, it would be necessary to write to the Health Department at 1770 West 7th Avenue, Vancouver, BC, V6J 4Y6. The fee for this service is \$50.00 payable to the Vancouver Health Board. For further information please contact Environmental Health at 736-2866.

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

The property legally described above is shown as of this date to be located in the C-1 (Commercial) District. For copies of District Schedules, Official Development Plans or CD-1 By-laws, please contact the Planning Department at 873-7344.

This property is located in the City-wide Development Cost Levy area. Projects which do not have a Building Permit issued by January 28, 2000 will be subject to payment of the levy. Exemptions are as follows: alterations to existing buildings where the total square footage is not increased and there is no chargeable change of use; social housing (subject to meeting certain conditions); buildings containing less than four self-contained residential dwelling units and no other use; and churches exempt from taxation.

Development Permit No. DP202277, issued April 2, 1985 pursuant to the Zoning and Development By-law, permitted the construction of a conventional (full service) gasoline service station.

40



.../2

Building Permit No. BP203398, issued in conjunction with the above Development Permit, received final inspection approval on October 29, 1985.

Occupancy Permit No. OP09550 was issued October 29, 1985, for this full service gasoline station.

Further, Combined Development and Building Permit No. DB403816, issued February 21, 1997, permitted exterior alterations for the purpose of installing a twenty-four (24) square foot kiosk on the full service island. This permit received final inspection approval on March 10, 1997.

The 1999 Business Licenses issued are as follows:

conventional gas station	- \$135.00; and
retail dealer - food	- \$169.00.

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

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

This property may be affected by a building line. For further information, please contact the Land Survey Branch of Engineering Services at 873-7330.

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

*per H. Uyeyama.*

There was no issuance of a Waste Discharge Permit for this property.

The service station inspection form dated December 5, 1975, shows the following underground gasoline storage tanks on the site: (a) 1 - 5000 gallon regular, (b) 1 - 5000 gallon premium, and (c) 1 - 5000 gallon unleaded.

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.

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

.../3



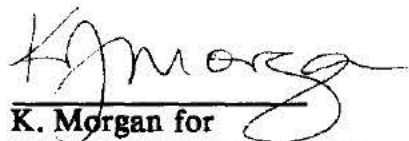
.../3

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,



K. Morgan for  
D.H. Jackson, P. Eng for  
CITY BUILDING INSPECTOR

HD/dl

Encl.





COMMUNITY SERVICES  
Licences and Inspections  
By-Law Administration

Date: June 22, 2015

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

**INTERNAL USE ONLY**

Date Received: 784003  
Receipt Number: 783998  
MI Number: M1456746  
Amount Received: \$ 202<sup>00</sup>  
Initials: GM

RE: 3205 ARBUTUS ST, VANCOUVER BC, V6J 3Z4  
(Property Address)

☐ I am requesting a file research letter on the above property to determine whether there are any outstanding infractions. This letter will include the zoning, approved use, license information, etc.

☒ I am requesting Environmental Information only.

☐ Specific information requested:

**APPLICANT :**

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

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

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

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

DOMINO



PLEASE REFER TO:  
Ms. N. Montgomery  
at 604.873.7528

September 8, 2015

Orton Mak  
SNC-Lavalin  
8648 Commerce Court  
Burnaby, BC V5A 4N6

Dear Sir:

**RE: 3205 Arbutus Street**  
**Parcel A, Block 484, District Lot 526, Plan LMP45736**

On July 10, 2015, your request for an environmental search was received by this department. Receipt No. 784003 for the fee of \$202.00 is enclosed.

The Environmental Contamination Team has found the following information with respect to this property:

- Site profile submission from Imperial Oil Ltd., dated January 7, 2000;
- Correspondence from the BC Ministry of Environment, Lands and Parks to Imperial Oil acknowledging receipt of a completed site profile, dated February 9, 2000;
- Communication from Morrow Environmental Consultants confirming they would provide supervision and environmental review for the removal of underground storage tanks on-site, dated May 28, 2001;
- Waste Discharge Permit No. SC010293, issued June 1, 2001;
- Communication from Morrow Environmental Consultants reporting monitoring results for Waste Discharge Permit No. SC010293, dated July 13, 2001;
- Correspondence from the BC Ministry of Environment confirming receipt of information regarding independent remediation at 3205 Arbutus St, dated August 10, 2006.

We do not warrant that the above information is complete or accurate, nor that no contamination is present on this property.

Please refer to other City Departments (including City Archives) for any information they might hold. Further, in that matters of 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. Wong, Manager  
By-law Compliance and Administration

NM/gm

Encl.



## **Mortensen, Glenn**

---

**From:** Montgomery, Nicole  
**Sent:** Friday, September 04, 2015 4:37 PM  
**To:** Mortensen, Glenn  
**Subject:** Environmental File Search 3205 Arbutus

Hi Glenn,

I've completed my review for 3205 Arbutus St, the last of the 12 requested by SNC Lavalin. Please use the following language:


We have searched our files and found the following information with respect to this property:

1. Site profile submission from Imperial Oil Ltd, dated January 7, 2000.
2. Correspondence from the BC Ministry of Environment Lands and Parks to Imperial Oil acknowledging receipt of a completed site profile, dated February 9, 2000.
3. Communication from Morrow Environmental Consultants confirming they would provide supervision and environmental review for the removal of UST's on-site, dated May 28, 2001.
4. Waste Discharge Permit No. SC010293, issued June 1, 2001.
5. Communication from Morrow Environmental Consultants reporting monitoring results for Waste Discharge Permit No. SC010293, dated July 13, 2001.
6. Correspondence from the BC Ministry of Environment confirming receipt of information regarding independent remediation at 3205 Arbutus St, dated August 10, 2006.

Let me know if there are any issues with this proposed language.

**Not responsive** is next!

**Nicole Montgomery, B.Sc.**  
Environmental Protection Officer, Environmental Contamination Team  
City of Vancouver  
Mail: 453 West 12<sup>th</sup> Avenue, Vancouver, BC V5Y 1V4  
Site Office: #300 – 515 W 10<sup>th</sup> Ave, Vancouver, BC  
Phone: 604-873-7528  
Email: [nicole.montgomery@vancouver.ca](mailto:nicole.montgomery@vancouver.ca)

 Please consider the environment before printing this e-mail



City of Vancouver



**FAXED**  
11/0

AMS ✓

**Fire and Rescue  
Services**

#201 - 456 West Broadway, Vancouver, British Columbia, Canada V5Y 1R3 (604) 873-7595 Fax (604) 873-7872

**Fire Prevention Division**

November 3, 1999

Morrow Environmental Consultants  
5151 Canada Way  
Burnaby, B.C.  
V5E 3N1

Attention: Daryl Henry

Dear Sir/Madam:

**Re: 3205 Arbutus Street, Vancouver, B.C.**

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

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

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

I trust this is the information you require.

Yours truly,

J. Poole  
Fire Prevention Inspector

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





A DECADE OF SERVICE

1999 10 26

Fire Prevention Division  
201-456 West Broadway  
VANCOUVER, BC  
V5Y 1R3



Project V9-198

**REFERENCE: Request for Record Search**

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

Current Site Occupant: Esso

Site Civic Address: 3205 Arbutus Street, Vancouver, BC

Site Legal Description: Lots 9, 10 & 11, Except Part in Explanatory Plan 19135, Now Road Block 484 District Lot 526 Plan 5571 PID: 011-121-319 (lot 9), 011-121-335 (lot 10) and 011-121-343 (lot 11)

Current Site Use: Esso service station

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

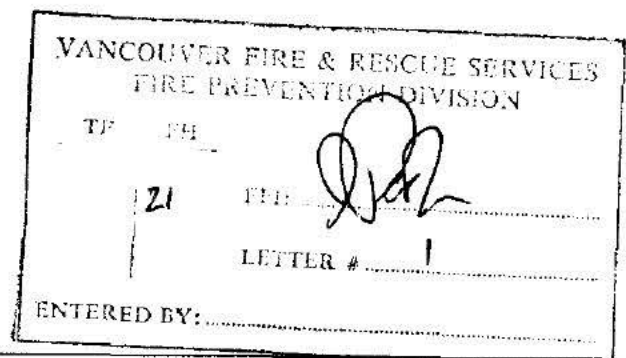
- permits for underground or above ground storage tanks;
- records of fires; and
- any other information which may indicate an environmental concern (i.e., spills, the storage of flammable liquid products or wastes).

Please find enclosed a cheque in the amount of \$40.00 to cover the cost of the record search. MECI will expect to receive a response within two weeks, however, should this not be possible please contact us. If you have any questions or comments regarding this request, please do not hesitate to contact the undersigned or Mr. Marc Sauze at (604) 515-5151. Thank you for your assistance.

  
Daryl Henry, E.I.T.

**MORROW ENVIRONMENTAL CONSULTANTS INC.**

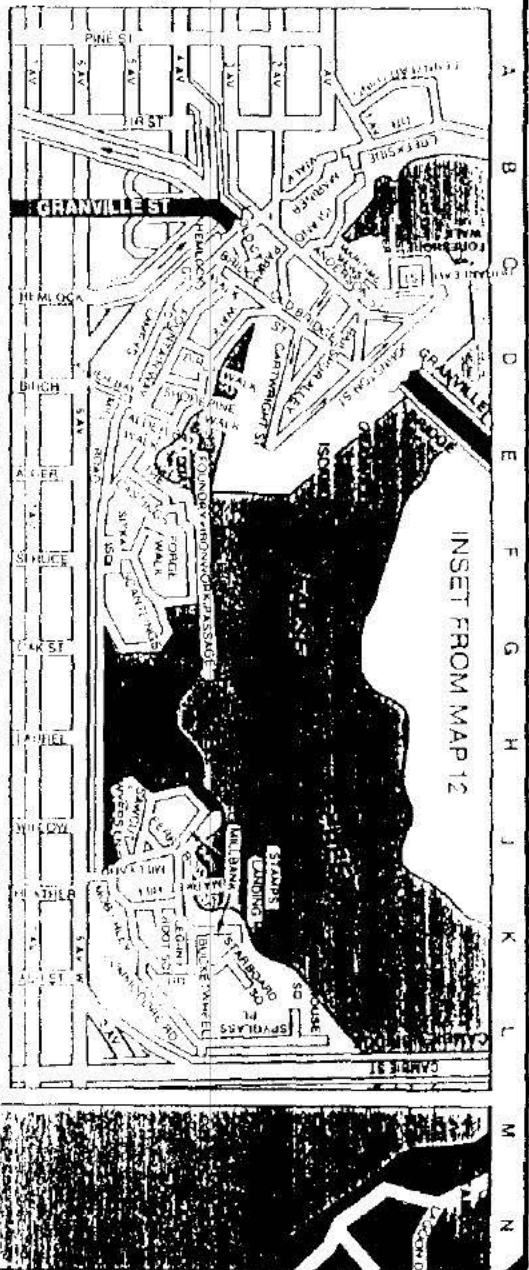
TLL/tr  
T:\V9\198\LA26DDHA.DOC  
enc.





3205 Granville St

MAP 11



JOINS 10

JOINS 12



SEE BELOW FOR  
MAGNETIC AND  
GEOLOGICAL  
DATA  
GRANVILLE DR.

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JOINS 23

Site  
Location





**SNC-LAVALIN**  
**Environment**

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

Telephone: (604) 515-5151

June 29, 2015

Project: 628625

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

**ATTENTION:** City of Vancouver Fire Prevention Office

**REFERENCE:** Request for Record Search (Comfort Letter)

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

Site Locations:

Not responsive

3205 ARBUTUS ST. VANCOUVER BC. V6J 3Z4 - INSPECT - AUG 4<sup>TH</sup>/15. LAVEROCK  
Not responsive

Not responsive

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

RECEIVED JUL 22 2015

City of Vancouver FOI #2017-510, page 0036

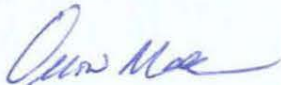


We request that your files be reviewed for the following information; please provide details (with copies if possible) of the following:

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

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

Orton Mak



cc. Janet Jeffery  
cc. Jennifer Piquard





FIRE AND RESCUE SERVICES  
FIRE PREVENTION DIVISION

August 6, 2015

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

Dear Sir/Madam:

**RE: 3205 Arbutus Street and 5702 Granville Street**

A search of our records (or inspection if required), was conducted by a Fire Inspector at the above-mentioned address on August 4, 2015. There were no violations noted at that time.

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

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

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

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

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

Sincerely,

Jocelan Bayler  
Fire Prevention Division  
604.873.7035





»

Home

Main Search

PC Building

Permits

Addresses

Insp Sch

AMANDA

Mechanical Tracking

More Systems ▶

Address

3205

to

ARBUTUS ST

Search

## Address Activities

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**Review/Inspection activity group**

**District**

**Department/branch responsible**

**Current status**

**Date open**

**Date complete**



81 - ENV PROTECTN INSPN

ENV PROTECTION

01 - OPEN

07 Jul 1999

Action Details

Date	Action by	Action	Action specifics	Reference
07 Jul 1999	H UYEYAMA	060 - OPEN GROUP	-	-
07 Jul 1999	H UYEYAMA	N15 - FILE RESEARCH	04 - REQUEST FOR INFO	-
07 Jul 1999	H UYEYAMA	R61 - INFORMATION GIVEN	- RECORDS FOUND	-
07 Jul 1999	H UYEYAMA	991 - NOTE	-	-
07 Jan 2000	H UYEYAMA	N12 - SOIL ASSESSMENT	01 - ROUTINE	-
07 Jan 2000	H UYEYAMA	R32 - FOLLOW-UP REQUIRED	- RE:DE404773	-
07 Jan 2000	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
11 Feb 2000	H UYEYAMA	N12 - SOIL ASSESSMENT	01 - ROUTINE	-
11 Feb 2000	H UYEYAMA	R62 - INFORMATION RECVD	- FROM MOE	-
11 Feb 2000	H UYEYAMA	R90 - ACCEPTED	- RE:DE404773	-
11 Feb 2000	H UYEYAMA	993 - SEE INTERNAL NOTES	- HOLD OCC	-
15 Feb 2001	H UYEYAMA	N08 - SEWER	01 - ROUTINE	-
15 Feb 2001	H UYEYAMA	R90 - ACCEPTED	- RE:BU417139	-
15 Feb 2001	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
16 May 2001	H UYEYAMA	N31 - ISSUE SC PERMIT	01 - ROUTINE	SC - 010293
16 May 2001	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
07 Jun 2001	D ELFORD	N02 - SAMPLING	36 - AUDIT	-

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07 Jun 2001	D ELFORD	N70 - DEMOLITION	01 - ROUTINE	-
31 Aug 2001	M GURNEY	N08 - SEWER	01 - ROUTINE	-
31 Aug 2001	M GURNEY	R90 - ACCEPTED	- NO GT IN KIOSK	-
31 Aug 2001	M GURNEY	R32 - FOLLOW-UP REQUIRED	- EMERG SP SUMP REQ	-
31 Aug 2001	M GURNEY	R32 - FOLLOW-UP REQUIRED	- SEE AT OCC	-
16 Oct 2001	M GURNEY	N08 - SEWER	01 - ROUTINE	-
16 Oct 2001	M GURNEY	R90 - ACCEPTED	- EMERG SP SUMP OK	-
16 Oct 2001	M GURNEY	R90 - ACCEPTED	- OCC OK	-
25 Nov 2003	M GURNEY	N08 - SEWER	01 - ROUTINE	-
25 Nov 2003	M GURNEY	R90 - ACCEPTED	- FROM BUSINESS LC	-
25 Nov 2003	M GURNEY	R90 - ACCEPTED	- ALL IS OK	-
18 Jul 2005	H UYEYAMA	N12 - SOIL ASSESSMENT	03 - REFERRAL	-
18 Jul 2005	H UYEYAMA	R61 - INFORMATION GIVEN	- BUSINESS LICENSE	-
18 Jul 2005	H UYEYAMA	993 - SEE INTERNAL NOTES	-	-
22 Aug 2006	L KWAN	N12 - SOIL ASSESSMENT	07 - FILED - DOMINO	-
22 Aug 2006	L KWAN	993 - SEE INTERNAL NOTES	-	-
05 Aug 2010	L KWAN	R61 - INFORMATION GIVEN	- BUSINESS LICENSE	-
05 Aug 2010	L KWAN	993 - SEE INTERNAL NOTES	-	-
16 Jan 2013	D ELFORD	N30 - APPLICATION	01 - ROUTINE	-
16 Jan 2013	D ELFORD	991 - NOTE	- BL FOR GAS STATION	-



## Note Numbers

001 Entered by: H UYEYAMA On: 20000107 Updated by: H UYEYAMA On: 20050718

## Note

Jan 7/00:- Re:DE404773:- A site profile for the above referenced site have been forwarded to the MOE for their review. Hold Development Permit until we receive a clearance from the MOE.

Feb 11/00:- Re:DE404773:- Received a copy of letter from the MOE for the above referenced site Re: Site Profile Submission/Notice of Intent to Undertake Independent Remediation Application for Development Permit 3205 Arbutus Street. MOE replied that ministry does not presently require submission of a site investigation report under section 26.2 of the Waste Management Act. Note that the above decision pertains only to DE404773. The City must notify MOE for further advice in connection with any future applications for the above site. DE404773 is approved. Hold occupancy permit until we receive a clearance from the MOE.

July 18/05:- Business License:- This service station was rennovated in 2001 under Guidance Document 4 Process of the Contaminated Sites Regulation. Under the process, once the independent remediation is



regulation/under the protocol, once the independent remediation is completed, the applicant must submit a closure report to the ministry for review and a meeting to take place to discuss the content of the report. When the ministry is satisfied with the works undertaken, a letter notifying the completion of independent remediation will be sent to the applicant. To date, we have not received a copy of the above noted letter.

002 Entered by: L KWAN On: 20060822 Updated by: L KWAN On: 20060822


#### Note

August 22/06: Received MoE notification that the closure information received met the ministry's approval, and the ministry is not opposed to the issuance of an occupancy permit.




Address  to

## Note Types

Note Type	Number of notes for this permit
 <b>09 - INTERNAL NOTES</b>	<b>1</b>

## Notes

Number	Title	Included?	List seq	Updated By	Date Updated
 081	ENV PROTECTION INSPECTION		081	L KWAN	05 Aug 2010
July 7/99:- File Research:- Records were found. There was no issuance of a waste discharge permit for the above referenced site. The service station inspection form dated December 5, 1975 shows following underground gasoline storage tanks on the site: (a) 1 - 5000 gal regular, (b) 1 - 5000 gal premium and (c) 1 - 5000 gal unleaded.					
Jan 7/00:- Re:DE404773:- A site profile for the above referenced site have been forwarded to the MOE for their review. Hold Development Permit until we receive a clearance from the MOE.					
Feb 11/00:- Re:DE404773:- Received a copy of letter from the MOE for the above referenced site Re: Site Profile Submission/Notice of Intent to Undertake Independent Remediation Application for Development Permit 3205 Arbutus Street. MOE replied that ministry does not presently require submission of a site investigation report under section 26.2 of the Waste Management Act. Note that the above decision pertains only to DE404773. City must notify MOE for further advice in connection with any future applications for the above site. DE404773 is approved. Hold occupancy permit until we receive a clearance from the MOE.					
Feb 15/01:- Re:BU417139:- Approved on a performance basis subject to either upgrade the grease trap in the retail outlet from 20 GPM to 50 GPM or not install a grease trap. Following are the installation of a treatment system equipment/ safety measures for the above project: (1) an oil interceptor with a liquid capacity of 1.3 cubic metres will be					



an overfill protection system, (4) 3 - 10,000 gallon double walled fiberglass UST's, (5) submersible pumps with double walled lines, (6) secondary containment manhole sump with a leak detector, (7) piezometers, (8) tank level monitor interstitial probe, (9) emergency auto shutoff button, (10) impact beams for dispensers, (11) auto shutoff for pumps and (12) fire extinguishers.

May 16/01:- Re:SC010293:- Issued a Waste Discharge Permit ( WDP ) for the above site. The WDP is for 90 days from June 1,2001 and authorizes discharge of 500 m3 of treated groundwater to the sanitary sewer at maximum rate of 200 l/min.

July 18/05:- Business License:- This service station was renovated in 2001 under Guidance Document 4 Process of the Contaminated Sites Regulation. Under the process, once the independent remediation is completed, the applicant must submit a closure report to the ministry for review and a meeting to take place to discuss the content of the report.

When the ministry is satisfied with the works undertaken, a letter notifying the completion of independent remediation will be sent to the applicant. To date, we have not received a copy of the above noted letter.

August 22/06: Received notification from MoE that closure information has been provided and ministry is not opposed to the issuance of an occupancy permit. Notification dominoed.

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August 5/10: Business licence review - change of ownership of existing Esso Service station.