

File No.: 04-1000-20-2018-228

May 9, 2018

s.22(1)

Dear s.22(1)

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

I am responding to your request of April 17, 2018 for:

Any documents related to an oil tank removal project at 6138 Angus Drive, Vancouver. Date Range: January 1, 2000 to April 17, 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 (#04-1000-20-2018-228); 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.

Yours truly,



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

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:ma

CITY OF VANCOUVER

| | | | | | | | |
|---|-----------------------------------|---|----------------------------|------------|---|-------------------------------------|--|
| DATE ISSUED JUNE 22, 2015 | | PERMIT TYPE FIRE PREVENTION DIVISION PERMIT | | | | PERMIT NUMBER P FI 412357 | |
| LEGAL DESCRIPTION LT 2 BLK 3 PL VAP5279 DL 526 NWD PLAN VAP5279 (cont'd) | | | | | ADDRESS 6138 ANGUS DRIVE | | |
| ADDITIONAL ADDRESS INFORMATION | | | | | SPECIFICS | | |
| APPLICATION DATE JUN 22, 2015 | PURPOSE REMOVAL | PROJECT VALUE | ASSESSED VALUE | PLANS | METRIC NO | PLACE NAME | |
| TEMPORARY PERMIT DATES | | TEMPORARY USE DATES | | | SUBTYPE | | |
| APPLICANT CONTRACTOR TANKTECH ENVIRONMENTAL SERVICE C/O IAN GROVES BOX 5612 SQUAMISH BC V8B 0C2 | | | | | CONTACT 2 PROPERTY OWNER s.22(1) VANCOUVER BC | | |
| TEL 604-880-9007 FAX 604-628-2266 | BUS.LICENSE 326305 CERTIFICATE | TEL FAX | BUS.LICENSE CERTIFICATE | TEL FAX | BUS.LICENSE CERTIFICATE | | |

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

REMOVAL OF ONE TANK ON SITE.

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.
 040 Tank removal must comply with subsection 4.10.3 of the Vancouver Fire By-law.
 055 New tank installation must comply with Part 4 of the Vancouver Fire By-law.
 910 Construction must be carried out in compliance with the provisions of Noise Control By-law No. 6555
 995 1. This permit will become incomplete if any of the following conditions are not met:
 (a) Work authorized by the permit has not commenced within 90 days from the date of issuance.
 (b) Work has been substantially discontinued for a period of 90 days.
 2. Inspection is required by Vancouver Fire and Rescue Services.
 3. The premises shall be kept in safe manner with guards, shoring, etc. as required by the Occupational Health, Work Safe and City By-laws.
 4. Contractor or homeowner must be on site for the inspection by the Vancouver Fire and Rescue Services.
 5. If the soil surrounding the storage tank is contaminated, the soil shall be replaced with clean fill.
 6. Backfill with clean soil required.
 7. Underground storage tank removal shall be done in accordance with good engineering practices.
 8. Environmental Final Closure Report and clearance required.

| GENERAL USE | SPECIFICS/LOCATION | AREA (SF) | OCC | GENERAL USE | SPECIFICS/LOCATION | AREA (SF) | OCC |
|-------------|--------------------|-----------|-----|-------------|--------------------|-----------|-----|
| D30 | ONE-FAM DWELLING | | C | | | | |

APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE :
 FI01 ENV CONTAMINATION FIRE INSPECTION OFFICE CAPTAIN 604-873-7593

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 | SIGNED BY | TANKTECH ENVIRONMENTAL SERVICE |
| 656 TANK - SFD | 300.00 | | | DATE | SEE APPLICATION |
| | | | | ISSUED BY | R PRASAD |
| | | | | FOR THE | FIRE CHIEF |
| INVOICE: 782572 | | TOTAL \$300.00 | | | |

PSD200.01 REVISED FEB/08



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

TANK REMOVAL Permit Application

FI 412357

Please fill out boxed area only:

| | |
|--|---|
| Property Address: <u>6138 Angus Dr.</u> | |
| Permit Applicant: (please print) Name: <u>Tanktech Environmental Services Ltd.</u> Address: <u>Box 5612</u> City: <u>Squamish</u> Postal Code: <u>V8B 0C2</u> Phone: <u>604-880-9007</u> Contractor <input checked="" type="checkbox"/> Business License No: <u>326305</u> Owner <input type="checkbox"/> Other <input type="checkbox"/> Specify: _____ | Property Owner: (please print) Name: <u>s.22(1)</u> Address: <u>6138 Angus Dr.</u> City: <u>Vancouver</u> Postal Code: _____ Phone: _____ |
| Use of Property <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Permit <input type="checkbox"/> Eng. Letter - Yes / (No) _____ | Type of Liquid <u>(gasoline/petroleum)</u> Associated: BU _____ |

Requested Activity or Service:

☒ Remove _____ tank(s) on site. Capacity (gal/L) _____ ? Setback _____ ? bottom of tank _____ ?

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.

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.

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 more information on how to use it, please contact the 3-1-1 Centre.

| | | |
|---|---|---|
| Application is: ACCEPTED BY (sign) <u>[Signature]</u> WITNESSED (print name) <u>WOL MUNDEN</u> Signature of Applicant _____ Date of Application: <u>June 16, 2015</u> | REVIEWED AND ACCEPTED PURSUANT TO THE B.C. FIRE SERVICES ACT AND THE VANCOUVER FIRE BY-LAW. JUN 22 2015 Per. <u>[Signature]</u> AGM/Deputy Chief, Fire Prevention THIS IS NOT A PERMIT | THIS IS NOT A PERMIT Permit Fee: \$300.00 Account Code: 490200 23800 9200 Date Entered: _____ |
|---|---|---|

NOTE: This permit application is valid for TANK REMOVAL ONLY. Should abandonment be required, approval from City of Vancouver Environmental Branch must be obtained.



FIRE AND RESCUE SERVICES
FIRE PREVENTION DIVISION

NOTICE TO PROPERTY OWNER

June 23, 2015

s.22(1)

6138 ANGUS DR
VANCOUVER BC V6M 3P3

Dear Property Owner,

RE: 6138 ANGUS DRIVE

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.



BULLETIN 2014-002-ECT

June, 2015

RESIDENTIAL UNDERGROUND STORAGE TANK REMOVAL

The City of Vancouver (the City) has prepared this bulletin that supersedes the “Residential Underground Storage Tank Removal” bulletin issued in May 2014. The bulletin summarizes applicable By-laws and regulations, general underground storage tank (UST) removal activities, and reporting requirements.

RESIDENTIAL UNDERGROUND STORAGE TANK BACKGROUND

Prior to natural gas becoming available in Vancouver in the early 1960s, most homes in Vancouver were heated by furnace oil. Furnace oil was primarily stored in Underground Storage Tanks (USTs) because aboveground tanks were not permitted. These USTs were typically small (1,125-1,350L), located in residence back-yards, and in close proximity to the furnace. The estimated life-expectancy of USTs is about 20 to 25 years as they are susceptible to damage from corrosion. If damaged, furnace oil can be released into the ground causing contamination and potentially spreading via groundwater and vapours through preferred pathways (e.g., utility corridors, building perimeter drains).

BY-LAW REQUIREMENTS

The City’s Fire By-law No. 8191 (sec.4.10.3) and Sewer and Watercourse By-law No. 8093 (sec.5.3) require that tanks which will not be reused or have been out of service for 2 years shall be removed. If the Fire Chief determines it impractical to remove the tank then it shall be emptied and filled with an inert material. Decommissioning in-place does not exempt any requirements (e.g., soil sampling) unless warranted for safety reasons.

The By-laws require that contaminated soils be removed and backfilled with clean fill. This work is often done in conjunction with tank removal activities; however it’s not mandatory. Residual contamination will be noted and these soils must be removed concurrent with future site redevelopment. The City relies on the BC Contaminated Sites Regulation (CSR) and Environmental Management Act (EMA) for the definition of contaminated soil and its appropriate management/disposal.

UNDERGROUND STORAGE TANK REMOVAL PROCESS

A tank removal permit issued by the Fire Prevention Department must be obtained prior to any tank removal/decommissioning work. The Fire Prevention Office is at Suite 306, 456 West Broadway (telephone 311). A copy of the permit will be kept in the City’s Permits and License’s data resource centre. All conditions noted on the tank removal permit must be followed. Failure to meet these conditions could impact issuance of future permits until all tank removal permit conditions are met.

It is strongly recommended that consultants and contractors experienced in UST removals be contracted to conduct the work. The City cannot recommend specific contractors/consultants; however, property owners should ensure the contractors/consultants have a valid City of Vancouver business license, WorkSafeBC coverage, and appropriate insurance. Experienced contractors have a good understanding of what’s required for safe and effective UST removals. They have access to licensed haulers and disposal firms to assist in liquid and solid waste disposal in order to ensure compliance with applicable provincial and municipal regulations. For information/reference only, some typical procedures for tank removal include:

- Dipping the tank to determine if there is any remaining oil.
- Pumping/draining oil and disposing at an approved disposal/recycling facility.
- Assessing the tank for explosive conditions.
- Assessing the need for additional personal protective equipment.
- If necessary, purging combustible vapours with a venturi or dry ice.
- Once safe (e.g., <10% LEL) conditions are achieved, the tank and all associated piping can be excavated.
- Inspecting the tank for visual evidence of damage or leaks.
- Cleaning (e.g., dry-scraping) the tank and proper disposal of sludge offsite.
- Rendering the tank unfit for future use (e.g., cut, crushed) and proper offsite recycling/disposal.
- Observing (e.g., observations, soil gas measurements) if there is potential soil or groundwater contamination. Smelling soils to assess presence/absence of contamination MUST be avoided. Proper PPE must be followed in accordance with WorkSafeBC guidelines.
- If contamination is suspected, the environmental consultant will direct the contractor to remove suspect soils from the bottom and sides the tank-hold.
- Offsite disposal of suspect/confirmed contaminated soils at a facility licensed/approved to receive contaminated soil.
- Collecting soil samples to confirm the target level of cleanup is achieved. A minimum of five soil samples must be collected; one from each sidewall and base of the excavation. Samples must be analyzed by a CALA¹-approved laboratory for suspect contaminants of concern. Sampling should be conducted in accordance with BC Ministry of Environment (MOE) Technical Guidance Document 1.
- If necessary, submit notifications to the MOE.

The above bullet list is not comprehensive and is provided for reference only. It should not be relied upon as complete or prescriptive about UST removal procedures. If the scope of work expands and exceeds your expected costs, it's recommended you pause work and seek a second opinion.

The City recommends a qualified environmental consultant be contracted to oversee the tank removal contractor and to confirm contaminated soils are properly assessed and removed/disposed. The consultant provides expertise that can result in effective management of contamination and sampling in accordance to industry practices/guidelines. The consultant can assist in preparing the Final Tank Removal/Closure Report which must be signed by a qualified professional (e.g., P.Eng, P.Geo, RPBio, PAg, and ASCT) as defined by the BC Ministry of Environment¹.

Offsite Migration

The MOE requires that if during any stage of the work, it is confirmed or there is reason to believe that contaminants have migrated onto a neighbouring property (including City property such as roads), the owner of the neighbouring property must be notified within 15 days by the responsible person (e.g., source land owner) by issuing a Notice of Likely or Actual Offsite Migration (NOM). The responsible person must provide a NOM consistent with sections 57 and 60.1 of the EMA CSR.

Upon receipt of a NOM, the City will issue a letter to the source owner requesting additional information (e.g., contaminants, analytical results) and a proposed work plan to delineate and/or remediate contamination.

¹ Canadian Association of Laboratory Accreditation Inc.

REPORTING REQUIREMENTS

The City's Final Tank Removal/Closure Report template is provided with the permit and must be submitted electronically to the Environmental Contamination Team upon completion of the work (ust.reporting@vancouver.ca). The report requires information such as: site sketch; tank information; disposal work completed; field observations; soil sampling completed and analytical results. Additional supporting information such as laboratory certificates of analysis and sample chain of custody must be attached to the report. A "Conclusion Statement" must be completed and stamped by a qualified professional, as defined by the BC MOE..

COMPLIANCE

Once the Final Tank Removal/Closure Report has been received and confirmation is provided that all contamination was removed as per Bylaws/applicable legislation, the permit will be completed. Failure to comply with permit conditions will result in the permit being closed as incomplete. The presence of residual contamination will result in a note in city records that the site must be remediated at the time of redevelopment.

Residential property owners applying for a Development/Building Permit may be required to disclose the presence/absence of a UST on the subject property. A homeowner may be required to either provide documentation that a UST was removed and no soil contamination remains, or have the UST/contamination removed as a permit condition.

The City does not inspect, warrant or provide any assurance whatsoever that a UST or potential contamination was or has been removed in accordance with any standards.

Failure to meet any of the requirements in this bulletin may result in a stop work order.

For additional information regarding the UST Removal/Permitting process please contact 311 or refer to the City's website.