

File No.: 04-1000-20-2018-249

May 30, 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 May 1, 2018 for:

**Any documents related to an oil tank removal project at 288 East 17th Avenue, Vancouver from September 15, 2016 to May 1, 2018**

All responsive records are attached.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request 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 (#04-1000-20-2018-249); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,



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

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto: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.

:pm

From: [Lynda <Lynda@ALARAEnvironmental.com>](mailto:Lynda@ALARAEnvironmental.com)

To: ["Environmental Contamination" <Environmental.Contamination@vancouver.ca>](mailto:Environmental.Contamination@vancouver.ca)

Date: 8/2/2017 3:09:49 PM

Subject: Alara Environmental report for 288 East 17th Ave

Attachments: 288 East 17th Ave COV UST (Tank) Report 2016.pdf

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## UNDERGROUND STORAGE TANK REMOVAL/DECOMMISSIONING REPORT

### 1. Site Information:

Owner's Name: s.22(1)  
Site Address: 288 East 17th Avenue

### 2. Excavation Plan/Sketch:

At minimum include, north arrow, buildings, extents of excavation, and sample locations.

### 3. Tank Information:

Was oil removed from tank? Y ☒ N/A ☐

Was all associated (e.g., feed lines, venting) piping removed? Y ☒ N ☐

#### Tank Summary Table:

Tank Removal Permit (FI) Number	Tank Capacity	Perforations		Other visible physical damage (e.g. pipe damage)		Date tank removed from service
		Yes	No	Yes	No	
2017-00360	1400	Yes		no		Unknown

### 4. Tank and Piping Disposal/Recycling Receiver & Address:

Davis Trading & Supply Ltd. 1100 Grant St, Vancouver

### 5. Liquid Waste Disposal:

Receiver Name/address: GFL M&R Environmental Ltd, 7890 Vantage Way Del  
Disposal dates (YYYY/MM/DD): 2017-06-12

### 6. Soil Disposal (if applicable):

Volume (m<sub>3</sub>) disposed: 5.68  
Receiver Company & Address: Sumas Environmental Services, 4622 Byrne Road, Bu

### 7. Field Observations

Field-screening (e.g., headspace, visual observations, staining, preferred pathways such as drains, NAPL identified) findings summary:

Visual Observation - blue-gray soils with odour

## 8. Confirmatory Soil Sampling

Number of discrete *in-situ* soil samples (minimum five: one from each sidewall and the base) analyzed: 6

Sampler's name and company: Radek Staufcik  
ALARA Environmental Health & Safety Ltd.

## 9. Ministry of Environment Forms:

Was a notice of independent remediation (NIR) submitted to MoE? Y ☒ N/A ☐  
 Was suspect/confirmed offsite soil contamination identified? Y ☐ N ☒ N/A ☐  
 Was a notice of offsite migration (NOM) submitted to the MoE? Y ☐ N ☐ N/A ☒  
 To your knowledge, was offsite contaminated soil remediated? Y ☐ N ☐ N/A ☒  
 Affected Site Address: \_\_\_\_\_

## 10. Name and License of Individual/Firm Who Completed this Report:

Name (company and individual): ALARA Environmental, Health and Safety Ltd./Radek Staufcik  
ALARA Environmental Health & Safety Ltd.

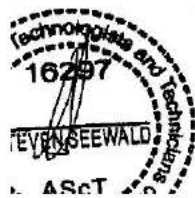
Business license number: 17-131218

## 11. Conclusion Statement:

"In conclusion, we confirm all information contained in this report is accurate. Based on this information, residual Site soils meet ☒ **OR** exceed ☐ the applicable (select one) standard:

- ☐ Parkland  
☒ Residential  
☐ Commercial  
☐ Industrial

Steven Seewald  
 Printed Name



Alara Environmental Health & Safety Ltd.  
 Company

[Signature]  
 Signature (include professional designation)

8/2/2017  
 Date

## Attachments (please confirm checkbox)

- ☒ Sketch ☐ Sample Chain of Custody  
☒ Laboratory Certificates of Analysis ☐ Standard Limitations (optional)

CLIENT NAME: ALARA ENVIRONMENTAL HEALTH & SAFETY  
3869 COMMERCIAL STREET  
VANCOUVER, BC V5N4G1  
(604) 724-2331

ATTENTION TO: STEVEN SEEWALD

PROJECT: 99146 - 288 E17

AGAT WORK ORDER: 17V236902

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

DATE REPORTED: Jul 14, 2017

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 18°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

## Certificate of Analysis

AGAT WORK ORDER: 17V236902

PROJECT: 99146 - 288 E17

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

CLIENT NAME: ALARA ENVIRONMENTAL HEALTH & SAFETY

SAMPLING SITE:

ATTENTION TO: STEVEN SEEWALD

SAMPLED BY:

EPH Soil									
DATE RECEIVED: 2017-07-13					DATE REPORTED: 2017-07-13				
SAMPLE DESCRIPTION:		99146 01		99146 02		99146 03		99146 04	
SAMPLE TYPE:		Water		Water		Water		Water	
DATE SAMPLED:		2017-07-12		2017-07-12		2017-07-12		2017-07-12	
Parameter	Unit	G / S	RDL	8553396	8553398	8553399	8553400	8553401	8553402
EPH C10-C19	µg/g		20	57	<20	<20	927	<20	9620
EPH C19-C32	µg/g		20	30	<20	<20	347	<20	3970

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to BC CSR (RL-G) (Van)

8553396-8553402 Results are based on dry weight of sample.  
EPH results are not corrected for potential PAH contributions.  
Soil sample is visibly heterogeneous.

Certified By:

## Quality Assurance

CLIENT NAME: ALARA ENVIRONMENTAL HEALTH &amp; SAFETY

AGAT WORK ORDER: 17V236902

PROJECT: 99146 - 288 E17

ATTENTION TO: STEVEN SEEWALD

SAMPLING SITE:

SAMPLED BY:

### Trace Organics Analysis

RPT Date:			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SP KE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

EPH Soil

EPH C10-C19	67475	8547134	<20	<20	NA	< 20	104%	70%	130%				97%	65%	120%
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EPH C19-C32	67475	8547134	<20	<20	NA	< 20	103%	70%	130%				94%	80%	120%
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Comments: RPDs are calculated using raw analytical data and not the rounded duplicate values reported.

Certified By:





## Method Summary

CLIENT NAME: ALARA ENVIRONMENTAL HEALTH &amp; SAFETY

AGAT WORK ORDER: 17V236902

PROJECT: 99146 - 288 E17

ATTENTION TO: STEVEN SEEWALD

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



P: 778.452.4000 • F: 778.452.4074

Jul 19 PM 2:55

Client Project #: 288 E17

## Email:

## Other (Please Specify) \_\_\_\_\_

☐ Excel Format Included

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

## PO/AFE#:

Nº: 024594

# AGAT Laboratories

## SAMPLE INTEGRITY RECEIPT FORM - BURNABY

Work Order # 17V236902

### RECEIVING BASICS:

Received From: CLIENT

Waybill #: \_\_\_\_\_

### SAMPLE QUANTITIES:

Coolers: 0 Containers: 6

### TIME SENSITIVE ISSUES:

Earliest Date Sampled: Jul 12, 2012

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) 18 + 19 + 18 = 18 °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:



**ALARA Environmental Health & Safety**

# Underground Tank Removal Permit

FI-2017-00360

Issue Date: Jul 12, 2017

Application Date: Jul 12, 2017

Start Date:

Applicant	Place Name	Location of Permit
Fleck Contracting Ltd Patrick Fleck 757 E 38TH AV Vancouver British Columbia V5W 1H9 Canada		288 E 17TH AVENUE Vancouver, BC V5V 1A7

Specific Location:

## Work Description

to remove 1 tank on the site

## Terms and Conditions

- The work under this permit is authorized pursuant to the Fire By-Law.
- If work cannot be completed in the same day, the owner must follow requirements of Section 8.2 of the Building By-Law for Protection of the Public and Fire Safety on fencing off construction sites.
- Tank removal must comply with Division B Subsection 4.3.16 of the Vancouver Fire By-Law.
- 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.
- Separate building permit for excavation and shoring, plus modified geotechnical engineer's letter.
- Clearance is required from the Engineering Department, Street Division, for work affecting...
- Backfill of excavation shall not be done prior to inspection by Vancouver Fire and Rescue Services.
- For fuel dispensing site or known contamination site, clearance from Environmental Protection Branch is required.
- This permit will become incomplete if any of the following conditions are not met:
  - Work authorized by the permit is not commenced within 90 days from the date of issuance.
  - Work has been substantially discontinued for a period of 90 days.
- The premises shall be kept in a safe manner with guards, shoring, etc. as required by the Occupational health and Safety Regulation and City By-Laws.
- Inspection is required by Vancouver Fire and Rescue Services.
- If the soil surrounding the storage tank is contaminated, the soil shall be replaced with clean fill.
- Environmental Final Closure Report and clearance required.
- Backfill with clean soil required.



# Underground Tank Removal Permit

FI-2017-00360

## Terms and Conditions

- Construction must be carried out in compliance with the provisions of the Noise Control By-Law No. 6555.
- Contractor or homeowner must be on site for the inspection by Vancouver Fire and Rescue Services.
- Underground storage and removal shall be done in accordance with good engineering practice.
- To book an inspection call 311 from within Vancouver or 604.873.7000 from outside Vancouver. The 311 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 311 Centre.

## Permit Fees

Description	Amount	Tax Amounts	Fee Total	Fee Adjs	Pmts and Adjs	Balance
Underground Oil Tank Fee	\$300.00		\$300.00	\$0.00	\$300.00	\$0.00
					Total:	\$0.00



Permit No.: FI-2017-00360  
(office use only)

## Tank Removal or Abandonment Permit Application

PROJECT ADDRESS: 288 EAST 17<sup>th</sup>

### Requested Activity or Service

CAPACITY (GAL/L) <small>CIRCLE ONE</small>	SETBACK (FT)	BOTTOM OF TANK (FT)	TYPE OF LIQUID Gasoline/Petroleum/ Diesel Oil	
1. <u>350</u>	<u>5'</u>	<u>6'</u>	<u>Diesel Oil</u>	<input checked="" type="checkbox"/> Remove <input type="checkbox"/> Abandon
2.				<input type="checkbox"/> Remove <input type="checkbox"/> Abandon

SITE DRAWING ATTACHED

☐ YES

NAME OF CONTRACTOR: FLECK CONTRACTING LTD

Name of Person Signing: CRAIG FLECK

Signature: [Signature]

Dated: July 12 2017