

File No.: 04-1000-20-2018-346

July 6, 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 June 20, 2018 for:

**Any information or reporting related to an oil tank removal at 2326 West 14th Avenue, Vancouver, BC for which a permit was closed in August 2013.
Date range for the records is December 1, 2012 to June 20, 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, 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 or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2018-346); 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
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



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

TANK REMOVAL Permit Application

FI 410938

Please fill out boxed area only:

Property Address: <u>2326 W 14</u>	
Permit Applicant: (please print) Name: <u>Action Oil Tanks</u> Address: <u>4940 1st Ave</u> City: <u>Delta</u> Postal Code: <u>V4M 1B3</u> Phone: <u>s.22(1)</u> Contractor <input type="checkbox"/> Business License No: <u>497298</u> Owner <input type="checkbox"/> Other <input type="checkbox"/> Specify: _____	Property Owner: (please print) Name: <u>s.22(1)</u> Address: <u>2326 W 14</u> City: <u>Vancouver</u> Postal Code: <u>s.22(1)</u> Phone: <u>s.22(1)</u>
Use of Property <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Permit <input type="checkbox"/>	Type of Liquid (gasoline/petroleum)
Eng. Letter - Yes / No	Associated: BU _____

Requested Activity or Service:

☒ Remove 1 tank(s) on site. Capacity (gal/L) 350 Setback 15' bottom of tank 7'

Subject to the Following Conditions and Notes:

- For fuel dispensing site or known contamination site, clearance from Environmental Protection Branch
- Clearance from Engineering Department - Streets Division for work affecting City property.
- Separate building permit for excavation and shoring, plus modified geotechnical engineer's letter
- If work cannot be completed in the same day, owner must follow requirements in VBBL Section 8.2 for Protection of the Public and Fire Safety on fencing off construction site.
- 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.
- Tank removal must comply with subsection 4.10.3 of the Vancouver Fire Bylaw.
- Written verification from the applicant after work is completed to: Attn: Office Captain, 306-456 West Broadway, Vancouver B.C. V5Y 1R3
- Phone the Office Captain at 873-7593 for an inspection prior to backfilling. ~~Please arrange for the inspection at least 24 hours in advance.~~

Application is:

ACCEPTED BY (sign) SC Shewan

WITNESSED (print name) _____

Signature of Applicant MC

Date of Application: Aug 16 2013

REVIEWED AND ACCEPTED
PURSUANT TO
THE B.C. FIRE SERVICES ACT
AND THE VANCOUVER FIRE BY-LAW

AUG 16 2013

PER SC

ACM / 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.

CITY OF VANCOUVER

DATE ISSUED AUGUST 16, 2013		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 410938	
LEGAL DESCRIPTION Lot 8 Blk 442 Plan VAP3944 DL 526 LD NW					ADDRESS 2326 W 14TH AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE AUG 16, 2013	PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT CONTRACTOR ACTION OIL TANKS LTD					CONTACT 2		
4940 1ST AVENUE DELTA BC V4M 1B3					CONTACT 3		
TEL 604-307-7275	BUS.LICENSE 497298	TEL	BUS.LICENSE	TEL	BUS.LICENSE		
TEL 778-237-2039	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		
PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:							
TO REMOVE 1 OIL TANK ON SITE; CAP=350GALS, SETBACK=15', BOTTOM OF TANK IS AT 7'. TYPE OF LIQUID IS LIGHT FURNACE OIL.							
PERMIT CONDITIONS AND NOTES:							
001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.							
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.							
046 Written verification from applicant after work is completed to:							
Attention: Customer Service Lieutenant, 306-456 W Broadway, Vancouver, B.C., V5Y 1R3							
051 Phone the District Fire Inspector at 604-873-7595 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance.							
GENERAL USE D30 ONE-FAM DWELLING		SPECIFICS/LOCATION	AREA (SF)	OCC C	GENERAL USE		
ITEM 2010 OIL TANK		SPECIFICS/REFERENCE	QTY/AMT 1 GU		ITEM		
DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE :				FIRE COMPLETION			
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE :				FIRE INSPECTION			
PROCESSED BY: APPLICATION TAKEN BY H POWVALLA				PERMIT ISSUED BY H POWVALLA			
<p><i>Steve Laleane - Tank Removal</i></p> <p><i>[Signature]</i> #05216 Aug. 19/2013.</p> <p>REFER TO ENVIRONMENTAL</p> <p>FINAL IN PRISM</p>							
COMMENTS:							
FEE		AMOUNT	FEE	AMOUNT	DEPARTMENT		
656 TANK - SPD		300.00			FIRE DEPARTMENT		
					ATTENTION		
					FIRE INSPECTOR		
					REASON		
					PERMIT INSPECTION		
INVOICE: 724458				TOTAL		\$300.00	

PSD/000.01 REVISED FEB/08

**ENVIRONMENTAL SITE ASSESSMENT REPORT
UNDERGROUND STORAGE TANK**

OF

**2326 West 14th Avenue
Vancouver, BC
Fire Permit # FI 410938**

REPORT PREPARED FOR:

s.22(1)

A large rectangular area of the document is redacted with a solid grey box. The redaction covers the name and contact information of the client for whom the report was prepared.

REPORT PREPARED BY:

**ALARA Environmental Health & Safety
3869 Commercial Street
Vancouver, BC V5N 4G1
604 724 2331**

September 2013

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1.0 EXECUTIVE SUMMARY

ALARA Environmental Health & Safety Ltd. (ALARA) was retained by s.22(1) to conduct a soil investigation program and provide confirmation sampling for the removal of an Underground Storage Tank (UST) that was located on the South side of the property at 2326 West 14th Avenue, Vancouver, BC. The investigation was conducted in conjunction with the removal of a heating oil UST on the subject site.

The purpose of the investigation was to determine if any soils in and adjacent to the UST nest are contaminated. Contaminants that were investigated in the soils on the subject site were light and heavy extractable petroleum hydrocarbons (LEPH / HEPH). This report is not designed for litigation purposes.

The site use consisted of a residential building. A cursory inspection indicated that no vegetation on the site was stressed, nor were there any large areas with hydrocarbon surface staining or odours.

ALARA Environmental obtained representative soil samples in order to assess the excavation. The sandy soil used as backfill around the UST was excavated and carefully removed from the nest and stockpiled prior to its characterization.

Soils surrounding the tank that displayed colours characteristic of prior leakage and those soils that were analysed to contain excessive hydrocarbon soil concentrations were removed and transported to a hazardous materials landfill.

Six soil samples were collected by ALARA and analysed by AGAT Laboratories for extractable petroleum hydrocarbons (Total EPH) using the British Columbia Environmental Laboratory Manual (2009 Edition) Section D: Organic Constituents and Compounds "Extractable Petroleum Hydrocarbons (EPH) in Solids by GC/FID". PAH concentrations were not subtracted from the LEPH & HEPH.

Hydrocarbon contaminated soils from the contents of the UST nest area were removed from the site. Soil samples indicated that the soils on the walls and base at the sampling locations in the tank nest area have no further remaining hydrocarbon contamination above the Contaminated Sites Regulation (CSR) Residential and "All Sites" Standards.

As part of the owner's legal requirements, a notice for Independent Remediation must be submitted to the Director of Waste Management as outlined in section 57 of the Contaminated Sites Regulation. Appendix C contains a sample letter that is to be completed by the owner and mailed to the Ministry of Environment within 90 days after

the completion of the project. Attach to the letter a site sketch indicating the location of the house, UST, and North, similar to Figure 1 (must be attached as Item 1). Additionally, a land title search must be included with the form (attached as Item 2).

No further action is recommended.

2.0 INTRODUCTION

ALARA Environmental Health & Safety Ltd. was retained by s.22(1) to conduct a soil investigation and provide confirmation sampling for the decommissioning of an underground fuel storage tank located at 2326 West 14th Avenue, Vancouver, BC.

The property is rectangular in shape. The subject site lies on the South side of West 14th Avenue in Vancouver, BC. A site plan is shown in Figure 1.

Hydrocarbon contaminated soils were expected and excavated from the tank nest.

The purpose of this assessment is to identify and remove accessible contamination from the UST nest area through intrusive soil sampling. The soils were analyzed for extractable petroleum hydrocarbons (C₁₀₋₁₉ C₁₉₋₃₂). Soil contamination was determined by equating fuel oil concentrations (C₁₀₋₁₉ C₁₉₋₃₂) to the CSR Residential Standard. This report was commissioned for non litigation purposes.

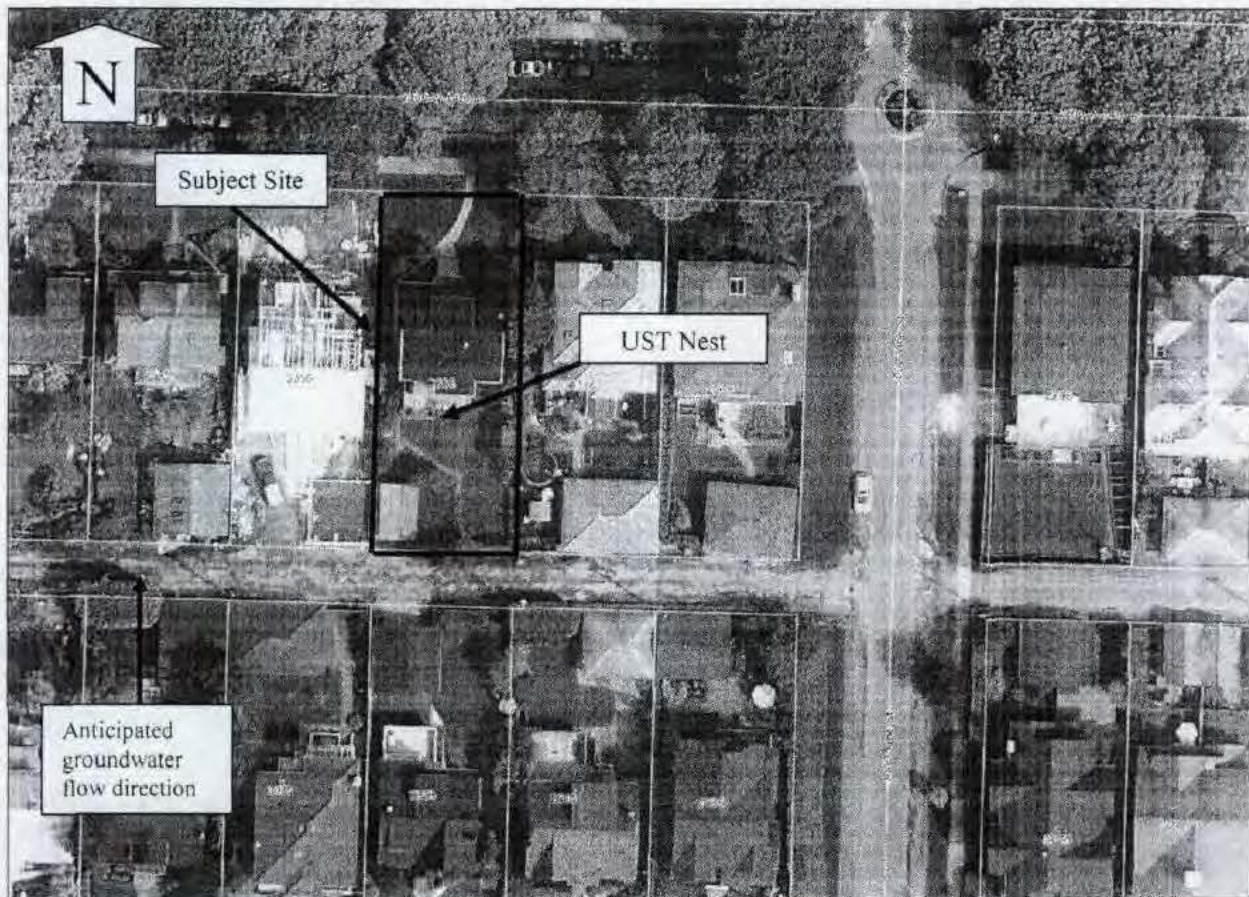


Figure 1 – Site Map

3.0 SITE INVESTIGATION

ALARA Environmental arrived on site August 19, 21 and 23, 2013 and provided consultation for the decommissioning of the UST. Prior to the consultant's arrival on site, the tank had been cleaned, extracted and was ready for delivery to a recycling facility.

ALARA and the remediation contractor used their olfactory system for odour detection as a first stage indicator of contamination. Approximately 7.56 metric tons of soil was excavated by the contractor.

ALARA collected and submitted soil samples to AGAT Laboratories (3rd party laboratory) for analysis. In total, six soil samples were taken by ALARA Environmental from within the tank nest to characterize soils. Samples were taken from the sides and bottom of the tank nest. Soil samples collected from within the UST nest area were to determine if any contaminated soils still exist where the tank had been located.

The tank was described as being a single walled, cylindrical, ductile iron vessel having a diameter of 36" and being 8 feet long. The top of the tank was located 3 feet below grade. Depth to the bottom of the tank was 6-7 feet. Approximately 2,441 litres of oily water was pumped out of the UST's interior and nest area during the course of the project.

Contaminated soils were transported to the Sumas Environmental Landfill as seen in Appendix E. The UST was recycled by ACA Metal Recycle Ltd. as seen in Appendix F. The contents of the UST were removed by Advantage Waste Specialties Inc. pump truck as seen in Appendix G. Clean backfill was delivered to the site by Lehigh Materials as seen in Appendix H.

The site investigation indicated that sandy gravel soils began from 3.0 feet below ground elevation. Hydrocarbon contamination has no difficulties penetrating or traversing through this layer of soil. Sandy gravel is described as loose material and brown in colour. Soil samples from the nest sides were taken at 6.0 and 9.0 feet below grade, from an area that was adjacent to where the tank was previously located. The base sample was taken from a depth of 7.0 feet below grade. The site was observed to have a 1% slope to the North.

4.0 SAMPLING METHODOLOGY

Soil samples were collected from a disposable, analytical, purpose made, sampling instrument. Care was taken to ensure that soil samples were representative of the nest with no potential of cross contamination. The field technologist was wearing rubber gloves and exchanged them after each sample was taken. Samples were collected and placed into analytical containers.

Samples delivered to the third party laboratory were delivered in a cooler, on ice, and under chain of custody protocol. Sample analysis was performed using the British Columbia Environmental Laboratory Manual (2009 Edition) Section D: Organic Constituents and Compounds "Extractable Petroleum Hydrocarbons (EPH) in Solids by GC/FID". The method involves Hexane-Acetone Soxhlet extraction and Gas Chromatography with Flame Ionization Detection analysis (GC/FID). EPH components ranging from C10 to C19 and C19 to C32 are quantified against eicosane (n-C20). LEPH & HEPH are calculated by subtraction specified PAH's. This method is not intended to quantitate individual target compounds (i.e. PAHs)".

5.0 RESULTS OF ANALYSIS

Soils Analysis

The results of the laboratory analysis performed on the soil samples are provided below. None of the final soil results within the UST nest exceeded the Contaminated Sites Regulation (CSR) Residential Standards for LEPH/HEPH when equated to EPH.

Table 1 – Final Soil Sample Results

Analyte	Units	Location	Result	Depth (feet)	CSR Residential Standards Light / Heavy (C10-19 / C19-32)	Detection Limit
<u>August 19, 2013</u>						
EPH _{10-19/19-32}	µg/g	North Wall	185 / 71 ¹	6.0	1000 / 1000	20
<u>August 21, 2013</u>						
EPH _{10-19/19-32}	µg/g	South Wall	906 / 334 ¹	6.0	1000 / 1000	20
EPH _{10-19/19-32}	µg/g	East Wall	176 / 89 ¹	6.0	1000 / 1000	20
EPH _{10-19/19-32}	µg/g	West Wall	1090 / 426 ²	6.0	1000 / 1000	20
EPH _{10-19/19-32}	µg/g	Base	78 / 414 ¹	7.0	1000 / 1000	20
<u>August 23, 2013</u>						
EPH _{10-19/19-32}	µg/g	West Wall	81 / 78 ¹	9.0	1000 / 1000	20

Note: < Indicates below detection limit

¹ Indicates below CSR Residential Criteria

² Indicates above CSR Residential Criteria

6.0 SUMMARY

This UST decommissioning consisted of the intrusive assessment, excavation of soils, removal and destruction of the UST, sampling and analysis of soils in the tank nest and confirmation sampling at the remedial excavation limits at the subject site.

Soils were investigated using visual, olfactory means, and chemical analysis. Sample results were compared to the Contaminated Site Regulation (CSR) Residential and "All Sites" Standards. Final soil samples were collected by ALARA and submitted to AGAT Laboratories (3rd party laboratory) for analysis. These submitted samples confirmed that no further hydrocarbon contamination above Contaminated Sites Regulations (CSR) Residential and "All Sites" Standards exists at the excavation limits in the sampling locations of the UST nest.

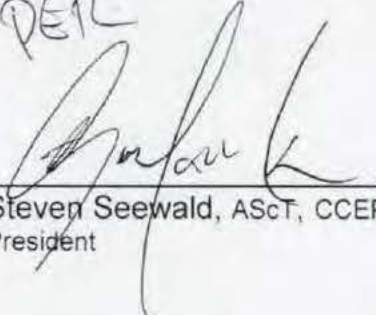
The responsible person (owner) is required to provide notification to the Ministry of Environment, Director of Waste Management as outlined in section 57 of the Contaminated Sites Regulation. The form included in Appendix C is to be completed and mailed to the Director with Item 1 and Item 2 attached within 90 days after the completion of remediation.

No further action is recommended.

7.0 QUALIFICATIONS OF ASSESSOR & REVIEWER

Mr. Steven Seewald has a diploma in Civil and Structural Engineering from the British Columbia Institute of Technology in 1998 and a bachelor's degree in Environmental Engineering obtained from the British Columbia Institute of Technology in 1999. Mr. Seewald is registered as an Applied Science Technologist (AScT) with Applied Science Technologists and Technicians of BC (ASTT), as a Registered Canadian Safety Professionals (CRSP) with the Board of Registered Canadian Safety Professionals, and as a Canadian Certified Environmental Practitioner (CCEP) with the Canadian Environmental Certifications Approvals Board. Mr. Seewald has practiced environmental consulting in the province of British Columbia since 1998.

ALARA Environmental Health & Safety Ltd.:

DER

Steven Seewald, AScT, CCEP, CRSP
President

8.0 STATEMENT OF LIMITATIONS

ALARA Environmental Health & Safety Ltd. (ALARA) has prepared this report solely for the use of our Client. This report is designed to assist in understanding the physical and environmental factors related to the subject property evaluated in this report, disclosed by the studies undertaken by ALARA. It is based solely on the condition of the site on the dates of such inspections (to the extent observable at that time with the requested sampling method). This report is also limited by financial restraints that could not be exceeded.

The ALARA report is intended to direct the client's attention to recognised environmental conditions, potential sources of environmental contamination, and to potential risks that may occur. Nothing in the report is intended to express any legal opinion upon environmental liabilities relating to the site or whether operations legally conformed to relevant legislative requirements. This report is not intended for litigation or legal purposes.

ALARA will not accept liability for any loss, injury claim, or damage arising directly or indirectly from any use or reliance on this report by any person or entity other than the client.

Furthermore, it must be understood that changing circumstances in the physical environment, the use of the subject property, as well as changes in any substances stored, used, handled at the subject property could alter radically the conclusions and information contained in this report. Therefore, it is important that the facility is periodically re-evaluated and the client is kept informed as to developments, which may impact the subject property.

Unless an accidental release has been caused by our negligence, our Client agrees to hold harmless and to indemnify and defend ALARA, its directors, officers, servants, agents, employees, workmen, contractors, subcontractors, and sub-consultants from, and against, any and all claims, losses, damages, demands, disputes, liability, and legal and investigative costs, for the defence of any proceedings resulting from all accidental releases which may occur in the course of our retainer. This indemnification shall extend to all claims brought or threatened against ALARA under any federal or provincial statute or municipal bylaw. Our Client further agrees that it will assert no claims against ALARA for accidental releases (except for our own negligence), which may occur in the course of our retainer.

Appendix A

QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC)

Extractable Hydrocarbons (Water, Soils, Product, TPH)

Quality Control Requirements

Method Blank: – Minimum 1 per preparation batch of no more than 20 samples.

Analyze at a frequency of one per 20 samples. Use reagent grade water (RODI) or clean sand as a blank. Blanks should be <2xRDL for waters & <RDL for soils.

Method Blank Spike (LCS): For every extraction batch a Method Blank Spike consisting of a diesel/motor oil mix, is extracted and analysed. Acceptable recoveries are 50 – 130% for both soils & waters.

Reference Materials (RMs): NRC HS3B or RTC CRM 355-100 (TPH in Soil) or Equivalent: 1 per preparation batch of no more than 50 soil samples. 1 gram of RM is extracted and analysed. The Reference Materials must be wetted with reagent water to approximate 20% moisture prior to extraction. Acceptable recoveries are 50 – 130% of the certified value

Matrix spike recoveries Analyze at a frequency of one in 20 or one per batch, whichever is more frequent. Calculate the % recovery as follows: $R F = \frac{[(\text{sample} + \text{spike}) - (\text{sample only})]}{[\text{spiked amount}]} \times 100\%$ Acceptable recoveries are 50 – 130% for both soils & waters

Laboratory Duplicate: Analyze at a frequency of one in 20 or one per batch, whichever is more frequent, unless regulatory or contract requirements dictate differently. The relative percent difference for the compounds detected is calculated as follows: $R F = \frac{[(\text{sample 1}) - (\text{sample 2})]}{[\text{average of 1 \& 2}]} \times 100\%$ For water samples, if the client provides a duplicate sample, the allowed difference is < 40% when both samples have target concentration greater than 5 times the RDL. For soil samples, the allowable limit is set at < 50% when both samples have target concentration greater than 5 times the RDL. Replicates outside the limits are required to be reviewed and corrective action taken. For soil samples, the data are reviewed, but the variability in matrix and potential for in homogeneity dictates a higher acceptable % difference.

Appendix B



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 13V748962

PROJECT NO: 2326 W14 99220

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

CLIENT NAME: ALARA ENVIRONMENTAL HEALTH & SAFETY

ATTENTION TO: STEVEN SEEWALD

EPH Soil

DATE RECEIVED: 2013-08-19

DATE REPORTED: 2013-08-20

SAMPLE DESCRIPTION: 9922001

SAMPLE TYPE: Soil

DATE SAMPLED: 8/19/2013

Parameter Unit G / S RDL 4666256

EPH C10-C19 µg/g 20 185

EPH C19-C32 µg/g 20 71

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard
4666256 Results are based on dry weight of sample.
EPH results are not corrected for potential PAH contributions.
Sample arrived at laboratory at inappropriate temperature as per analysis requirements.

Certified By:



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 13V749907

PROJECT NO: 2326 W14 99220

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

CLIENT NAME: ALARA ENVIRONMENTAL HEALTH & SAFETY

ATTENTION TO: STEVEN SEEWALD

EPH Soil							
DATE RECEIVED: 2013-08-21				DATE REPORTED: 2013-08-22			
SAMPLE DESCRIPTION:		9922001	9922002	9922003	9922004		
SAMPLE TYPE:		Soil	Soil	Soil	Soil		
DATE SAMPLED:		8/21/2013	8/21/2013	8/21/2013	8/21/2013		
Parameter	Unit	G / S	RDL	4673133	4673134	4673135	4673136
EPH C10-C19	µg/g		20	906	176	1090	78
EPH C19-C32	µg/g		20	334	89	426	414

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard
4673133-4673136 Results are based on dry weight of sample.
EPH results are not corrected for potential PAH contributions.
Sample arrived at laboratory at inappropriate temperature as per analysis requirements.

Certified By:



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 13V750848

PROJECT NO: W 14 99220

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

CLIENT NAME: ALARA ENVIRONMENTAL HEALTH & SAFETY

ATTENTION TO: STEVEN SEEWALD

EPH Soil				
DATE RECEIVED: 2013-08-23		DATE REPORTED: 2013-08-26		
SAMPLE DESCRIPTION:		9922001		
SAMPLE TYPE:		Soil		
DATE SAMPLED:		8/23/2013		
Parameter	Unit	G / S	RDL	4680505
EPH C10-C19	µg/g		20	81
EPH C19-C32	µg/g		20	78

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard
4680505 Results are based on dry weight of sample.
EPH results are not corrected for potential PAH contributions.
Sample arrived at laboratory at inappropriate temperature as per analysis requirements.

Certified By:

Appendix C



Ministry of
Environment

NOTIFICATION OF INDEPENDENT REMEDIATION

Land Remediation Section
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Telephone: (250) 387-4441
Fax: (250) 387-9935

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

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

Section I Timing of Remediation

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

- ☐ Initiation of independent remediation
 ☐ Completion of independent remediation
☒ Both initiation and completion of independent remediation
☐ Completion of remediation resulting from a spill. Estimated date of spill:
 Incident Report (DGIR) # _____ YYYY-MM-DD

Provide the following if you are sending us a **Notification of Initiation of Independent Remediation**:

Start date: _____ Estimated completion date: _____ Estimated duration: _____
 YYYY-MM-DD YYYY-MM-DD (Days)

Scope of remediation: ☐ Whole site ☒ Part of site

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

Provide the following if you are sending us a **Notification of Completion of Independent Remediation**:

Start date: 2013-08-19 Completion date: 2013-08-27
 YYYY-MM-DD YYYY-MM-DD

Section II Land Description

Site ID Number (if known)

PID 011.997.737 or PIN

Legal Description Lot 8 Block 442 District Lot 526 Plan 3944

Latitude Degrees 49 Minutes 15 Seconds 33.11

Longitude Degrees 123 Minutes 09 Seconds 30.55

Site Civic Address or Location 2326 Street West 14th Avenue

(i.e., nearest roadway) City Vancouver Postal Code V6K 2W3

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

Name s.22(1)

Address 2326 Street West 14th Avenue

City Vancouver Province/State BC

Country Canada Postal /Zip Code V6K 2W3

Phone _____ Fax _____

Section IV Environmental Consultant / Contractor / Agent Contact

Name of Firm: ALARA Environmental Health & Safety Ltd.
Contact Name: Steven Seewald
Address 3869 Street Commercial Street
City Vancouver Province/State BC
Country Canada Postal /Zip Code V5N 4G1
Phone 604.724.2331 Fax 604.876.6585

Section V Primary Land Use

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

☐ Industrial ☐ Commercial ☒ Residential ☐ Urban park ☐ Agricultural ☐ Wildlands

Description of current operation (e.g., service station) Residential building

Is a change in zoning or land use expected?

☐ Change in zoning ☐ Change in land use

From To

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

- ☒ Underground storage tank (UST)
☐ Oil and gas industry operations
☐ Other (describe):

Section VII Submission of Other Required Forms

Was a Notification of Likely or Actual Migration also submitted for this site?

☒ No ☐ Yes If Yes, date of submission:
YYYY-MM-DD

Was a Site Risk Classification Report also submitted for this site?

☒ No ☐ Yes If Yes, date of submission:
YYYY-MM-DD

If No, please describe the exemption which applies: Exemption for Residential

Section VIII Soil Investigations and Remediation

The following contaminants ☒ Were found ☐ Are suspected

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

LEPH / HEPH

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

Soil remediation strategy

☒ Excavation and disposal ☐ Other (describe):

7.56 tons of contaminated soils were removed from the site and delivered to Sumas Environmental's Landfill facility
(include volume and intended treatment and/or disposal location for contaminated soil if managed away from the site)

Remediation standards used: ☒ Numerical ☐ Risk-based ☐ Both

Section IX Groundwater and Surface Water Investigations and Remediation

The following contaminants ☐ Were found ☐ Are suspected ☐ Not applicable

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

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

Water remediation strategy

☐ Pumping and disposal ☐ Other (describe):

(include volume and intended treatment and/or disposal location for contaminated water if managed away from the site):

Remediation standards used: ☐ Numerical ☐ Risk-based ☐ Both

Section X Sediment Investigations and Remediation

The following contaminants ☐ Were found ☐ Are suspected ☐ Not applicable

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

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

Sediment remediation strategy

☐ Excavation and disposal ☐ Other (describe):

(include volume and intended treatment and/or disposal location for contaminated sediments if managed away from the site)

Remediation standards used: ☐ Numerical ☐ Risk-based ☐ Both

Section XI Vapour Investigations and Remediation

The following contaminants ☐ Were found ☐ Are suspected ☐ Not applicable

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

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

Vapour remediation strategy

Remediation standards used: ☐ Numerical ☐ Risk-based ☐ Both

Section XII Reason for Remediation

☐ Construction ☐ Demolition ☐ Upgrade

☒ Other: Removal of Underground Storage Tank and hydrocarbon contaminated soils

Section XIII Authorizations for Discharges to the Environment

Did or does a discharge associated with the remediation require an authorization under the under the Act? Note that contravention of the requirements for an authorization is an offense and may be subject to penalties.

☐ Yes ☒ No ☐ Don't know

Provide the authorization numbers under the *Environmental Management Act* for any air, effluent and soil discharges to the environment for treatment works located at the site and the date of any related Contaminated Soil Relocation Agreement. Consult Administrative Guidance 9, "Independent Remediation of Contaminated Sites" for advice. Note that the *in situ* treatment of contaminants may generate substances which could be deemed a waste requiring a discharge authorization, even though there is no end-of-the-pipe discharge from the site.

Authorization numbers

Contaminated soil relocation agreement date

Section XIV Additional Comments

Hydrocarbon contaminated soils were removed from the site – site is clean - no longer contains hydrocarbon contaminated soils

Section XV Signature

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

Signature of person completing form

Steven Seewald

Printed name

2013-09-03

Date completed (YYYY-MM-DD)

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

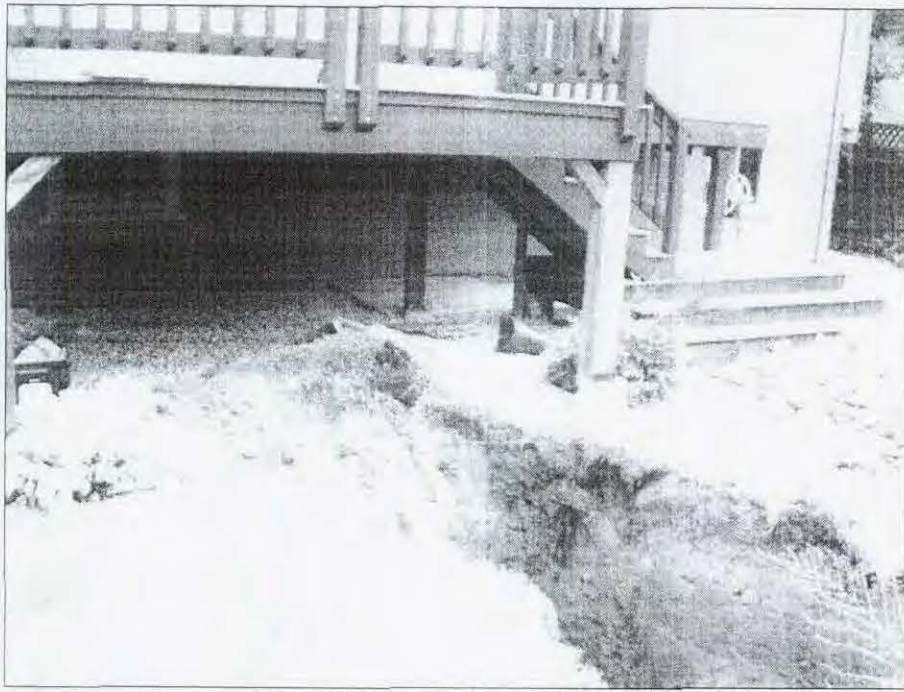
☒ Site plan ☒ Land Title record

Send the package to:

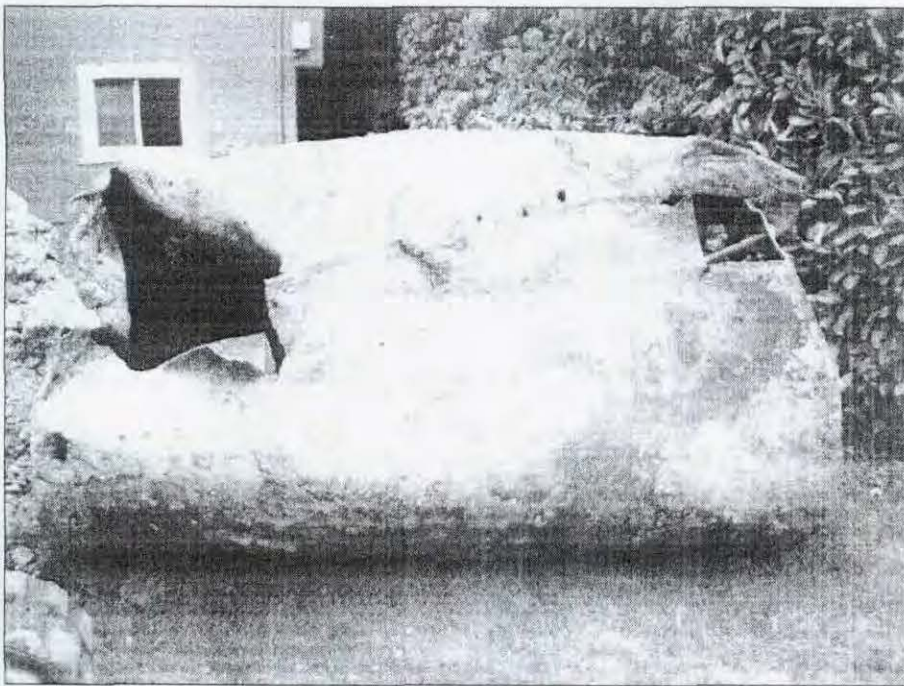
Site Information Advisor
Ministry of Environment
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Fax (250) 387-9935
E-mail: Advisor.SiteInformation@gov.bc.ca

For further information, please refer to the information under our key topic website on independent remediation.

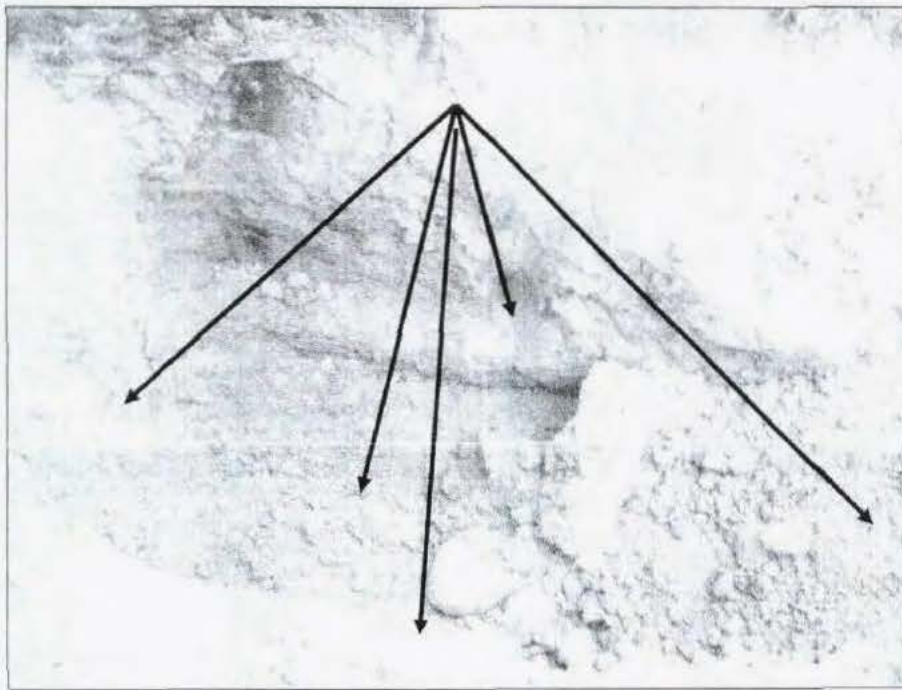
Appendix D



Excavation site's proximity to the building



Tank extracted, cleaned and ready for delivery to a recycling facility



Sampling locations within excavated UST nest area

Appendix E

09-03-'13 08:46 FROM-Sumas Remediation 604-990-8289 T-461 P0001/0003 F-602

Sumas Remediation Services Summary of Soil Arrival

Project #: 13-736

Contaminant of Concern: EPH/LEPH

Contaminated Site Address: 2326 West 14th Ave, Van

Analytical: Alara Env.

Treatment Facility: Bloccell-Byrne Rd, Bby.

Contact Information: Steven

Arrival Date	Hour	License Numbers		Weight(KG)			Tracking Form	Weigh Bill #
		Truck	Trailer	Gross	Tare	Total		
27-Aug-13	12:06	EW0929		19,560.00	12,000.00	7,560.00	20894	63333

Project Total:

7,560.00 Kg

7.56 Tonnes

Appendix F

ACA METAL RECYCLE LTD.

Addr: 11580 TWIGG TPL. RICHMOND BC V6V 1M5

Tel: 604-3231813

Fax: 604-3232001

Email: acametel.info@yahoo.ca

Full Name: ACTION OIL TANI **Addr:**

ID#: HST8481820511 **Vehicle Plate #:**

Birthdate:

Purchase Date: 2013-08-19

Time: 3:05:00 PM

Tel:

Item	Quantity	Unit
STEEL	0.25	MT

No: 00028781

No2:

Desc:

ACA METAL RECYCLE LTD.

Customer Signature: _____

West 14th

Appendix G



Box 164, Fort Langley, B.C. V1M 2R5 Bus: (604) 451-4578 • Fax: (604) 451-4579

LT# 0638 17112

Aug 18 2013

PURCHASE ORDER NUMBER

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Appendix H

LEHIGH
HEIDELBERGCEMENT Group

Lehigh Materials
a division of Lehigh Hanson Materials Limited
P.O. Box 2300
Vancouver, B.C. V6B 3W8
Telephone 604-261-8225 / OFFICE
1-888-534-4442 / TOLL-FREE DISPATCH
604-269-8511 / DISPATCH
250-382-2973 / VAN. ISLAND DISPATCH
604-885-7595 / SECHULT DISPATCH

DELIVERY
TICKET
CUSTOMER
FOR BETTER BUILDING



QST#:

DEPOTS

26 - E-343 Bay St. Victoria		30 - 5784 Sechelt Inlet Rd Sechelt		98 - 1280 W.77th Ave Marpole/Vancouver		38 - #10 Riverside Dr N. Vancouver	
41 - 12366 Musqueam Dr Surrey		42 - 6245 River Rd Delta		63 - Wolfe Road Chilliwack		66 - 20111 - 102B Ave Langley	
CUSTOMER NAME ACTION OIL TANKS				CUSTOMER NO. 7607955		ORDER NO. 688577	
DELIVERY ADDRESS 2326 W 14 Th Ave Van (98)				QUOTE NO.		CUSTOMER RG.	
INSTRUCTIONS 2326 W 14 Th Ave Van				DATE 27/08/2013			
TICKET NO. 71672790				ZONE F			
Gross - 604-218-5955							
Call enroute							
TIME LOADED 8:10AM		TONNES DELIVERED/TONNES ORDERED 10.15 / 1		GVW 26,350		HAUL # 7760851	
TRUCK NO. HOW12		HAULER HOWELLS CONTRACTING					
WEIGHTS		PRODUCT		PRODUCT DESCRIPTION		PRICE	
Gross Tare Net		70211 98CHELT SAND		119950 Enviro (MT)			
20.27 MT 10.12 MT 10.15		Fuel Surcharge		MT			
SHIPPER'S SIGNATURE 		DRIVER'S SIGNATURE 		DRIVER'S NAME 		HAUL CHARGE GST PROV. TAX	
RECEIVED IN GOOD CONDITION AS ON REVERSE						TOTAL	

SIGN
HERE


CUSTOMER SIGNATURE

GST # 11934 7219 RT

Appendix I


Note Types


Note Type	Number of notes for this permit
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 03 - SUBJECT TO CONDITION	6
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Notes


Number	Title	Included?	List seq	Updated By	Date Updated
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 001	STANDARD CONDITIONS	YES	001	H POWVALLA	16 Aug 2013
THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.					




 025	WORK NOT COMPLETED ON SAME DAY	YES	025	H POWVALLA	16 Aug 2013
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	TANKS WITH CONNECTED PIPING	YES	030	H POWVALLA	16 Aug 2013
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 - SECTION 4.10	YES	040	H POWVALLA	16 Aug 2013
Tank removal must comply with subsection 4.10.3 of the Vancouver Fire By-law.					

 046	WRITTEN VERIFICATION	YES	046	H POWVALLA	16 Aug 2013
Written verification from applicant after work is completed to:					
Attention: Customer Service Lieutenant, 306-456 W Broadway, Vancouver, B.C., V5Y 1R3					

	051	CONTACT DISTRICT FIRE INSPEC	YES	051	H POWVALLA	16 Aug 2013
Phone the District Fire Inspector at 604-873-7595 for an inspection prior to backfilling. Please arrange for the						
inspection at least 24 hours in advance.						

	09 - INTERNAL NOTES		2			
Notes						
	Number	Title	Included?	List seq	Updated By	Date Updated
	083	FIRE DEPARTMENT		083	J BLACKER	28 Aug 2013
		Tank out, refer to environmental. Insp. Laleune	s.22(1)			
	220	ENVIRONMENTAL PROTECTION		220	N MONTGOMERY	03 Dec 2013
		Report from ALARA Environmental received and sent to DOMINO. The report indicates that the soils surrounding the tank				
		basin have been remediated to less than CSR residential standards for the contaminants of concern.				

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