

File No.: 04-1000-20-2018-656

January 4, 2019

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 18, 2018 for:

Underground Storage Tank (UST) Removal Permit issued for 2225 West 22nd Avenue.

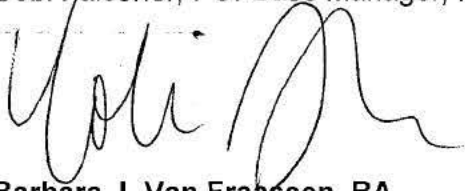
All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

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 (#04-1000-20-2018-656); 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,

Cobi Falconer, FOI Case Manager, for

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

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

ENVIRONMENTAL SITE ASSESSMENT REPORT UNDERGROUND STORAGE TANK



OF

**2225 West 22nd Avenue
Vancouver, BC
Fire Permit # FI 410408**

ABANDONMENT

*Soil Contamination
Remains -*

**REPORT PREPARED FOR:
Fleck Contracting Ltd.
757 East 38th Avenue
Vancouver, BC V5W 1H9**

REPORT PREPARED BY:

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

February 2013, 05

190/449

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1.0 EXECUTIVE SUMMARY

ALARA Environmental Health & Safety Ltd. (ALARA) was retained by Mr. Craig Fleck of Fleck Contracting Ltd. to conduct a soil investigation program and to provide confirmation sampling for the abandonment of an Underground Storage Tank (UST) that was located on the Northwest side of the property. The tank was abandoned at the site due to being situated inside of the crawlspace beneath the structure's addition/extension and also because of the tank's proximity to the residence's foundation. Any attempt at removing/excavating soils or extracting the tank would compromise the structural integrity of the residence. The site is located at 2225 West 22nd Avenue, Vancouver, BC. The investigation was conducted in conjunction with the abandonment 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 observed the remediation contractor excavating soils by hand within the UST nest area and obtained representative soil samples in order to assess the excavation.

Soils excavated from the tank nest displayed colours characteristic of prior leakage and those soils analysed to contain excessive hydrocarbon soil concentrations were not removed or transported to a hazardous materials landfill.

Five 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 within the UST nest were not removed and still remain on the subject site. Soil samples indicated that the soils at the sampling location in the Base, East and West sides of the UST nest have EPH levels still above the Contaminated Sites Regulation (CSR) Residential and "All Sites" Standards. Contaminated soils have migrated beneath the residential structure at the subject site. Soil contamination was left in place within this area of the nest, as any attempt of excavating/removing contaminated soils would compromise the structural integrity of the residential structure's addition.

A bioremediation strategy was followed by adding a bacterial nutrient into the backfilled material at the level of the contamination. This was implemented to manage the hydrocarbon contaminated soils within/surrounding the UST nest area and against the residential structure on the subject site.

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).

The site should have the remaining contamination managed as per CSR requirements should/when it undergoes a demolition or if possible during a major renovation project.

No further action is recommended at this time.

2.0 INTRODUCTION

ALARA Environmental Health & Safety Ltd. was retained by Mr. Craig Fleck of Fleck Contracting Ltd. to conduct a soil investigation and to provide confirmation sampling for the decommissioning of an underground fuel storage tank that was being left abandoned on the site located at 2225 West 22nd Avenue, Vancouver, BC.

The property is rectangular in shape. A site plan is shown in Figure 1. The subject site lies on the North side of West 22nd Avenue in Vancouver, BC.

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.

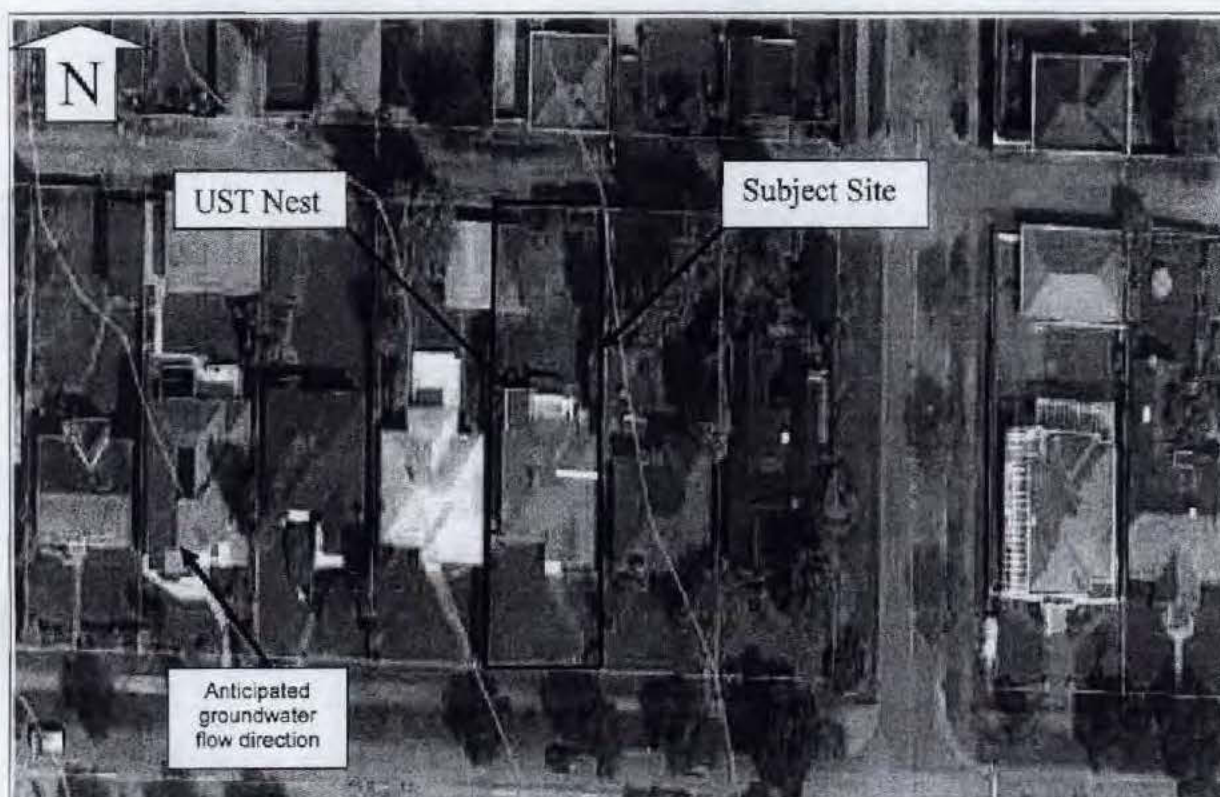


Figure 1 – Site Map

3.0 SITE INVESTIGATION

ALARA Environmental arrived on site January 3, 2013 and provided consultation for the decommissioning of an abandoned UST. The tank was abandoned at the site due to being situated inside of a crawlspace directly beneath the structure's addition and also because of its close proximity to the building's foundation. Prior to the consultant's arrival on site the tank had been cleaned and pumped of its interior contents but was still buried in the ground.

ALARA and the remediation contractor used their olfactory system for odour detection as a first stage indicator of contamination. ALARA collected and submitted soil samples for analysis to AGAT Laboratories (third party laboratory). In total, five samples were taken by ALARA Environmental from within the tank nest to characterize soils. Soil samples were collected after the tank was emptied of its interior contents. Samples were obtained by cutting triangle shaped holes into the four sides and base of the tank's outer hull. Through these holes the samples were collected below grade level at a depth of 5.0 feet from the sides and 6.5 feet at the base. Soil samples were collected from within the UST nest to determine if any contaminated soils still exist where the tank is located.

The tank was described as being a single walled, cylindrical, ductile iron vessel having a diameter of 36" and being 7 feet long. Approximately 1,610 litres of oily water was pumped out of the UST's interior and nest area during the course of the project. After the tank had its interior contents removed it was sand filled to deter any future penetration of fluids. This material was also used in backfilling the excavated nest area that is now solidified and level with the surface's ground elevation.

Hydrocarbon contaminated soils above the Contaminated Sites Regulation (CSR) Residential and "All Sites" Standards were not removed and still remain on the subject site. The contents of the UST were removed by Sumas Environmental pump truck as seen in Appendix E. Information/receipts on the delivery of clean backfill to the site may be obtained from the contractor for the site.

The site investigation indicated that sandy soils began from 2.0 feet below ground elevation. Hydrocarbon contamination has no difficulties penetrating or traversing through this layer of soil. Sand is described as loose material and brown in colour. Soil samples were collected below grade level at a depth of 5.0 feet from the sides and 6.5 feet at the base through holes that had been cut into the tank's outer hull. Any attempts at excavating/removing contaminated soils would compromise the structural integrity of the residential structure's addition. The site was observed to have a 3% slope to the Southwest.

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. 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
EPH _{10-19/19-32}	µg/g	North Wall	685 / 107 ¹	5.0	1000 / 1000	20
EPH _{10-19/19-32}	µg/g	South Wall	920 / 196 ¹	5.0	1000 / 1000	20
EPH _{10-19/19-32}	µg/g	East Wall	2,430 / 818 ²	5.0	1000 / 1000	20
EPH _{10-19/19-32}	µg/g	West Wall	1,740 / 356 ²	5.0	1000 / 1000	20
EPH _{10-19/19-32}	µg/g	Base	2,990 / 446 ²	6.5	1000 / 1000	20

Note: < Indicates below detection limit

¹ Indicates below CSR Residential Criteria

² Indicates above CSR Residential Criteria or commercial industrial waste

6.0 SUMMARY

This decommissioning for the abandonment of an Underground Storage Tank (UST) consisted of an intrusive assessment, sampling and analysis of soils in the tank nest and confirmation sampling at the excavation limits at the subject site.

Soils were investigated using visual, olfactory means, and chemical analysis. Sample results were compared to the BC Contaminated Sites Regulation (CSR) Residential and "All Sites" Standards. Soil samples were collected by ALARA and submitted to AGAT Laboratories (3rd party laboratory) for analysis. These submitted samples confirmed that hydrocarbon contamination above BC Contaminated Sites Regulation (CSR) Residential and "All Sites" Standards exists in the sampled soils on the Base, East and West sides at the excavation limits of the UST nest. Contaminated soils have migrated beneath the structure at the subject site. Soil contamination was left in place within these areas of the nest, as any attempt of excavating/removing contaminated soils would compromise the structural integrity of the residential building.

Hydrocarbon contaminated soils were not removed and still remain at the subject site.

A bioremediation strategy was followed by adding a bacterial nutrient into the backfilled material at the level of the contamination. This was implemented to manage the hydrocarbon contaminated soils within/surrounding the UST nest area and against the residential structure on the subject site. Although bioremediation in Burnaby is a slow process, it has been accomplished in as few as 2 years in sandy soils. Further testing will have to be implemented to confirm this hypothesis.


The site should have the remaining contamination managed as per CSR requirements should/when it undergoes a demolition or if possible during a major renovation project.

No further action is recommended at this time.

7.0 QUALIFICATIONS OF ASSESSOR

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.:


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: 13V677756

PROJECT NO: W22 99146-433

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: 2012-01-07					DATE REPORTED: 2013-01-10				
		SAMPLE DESCRIPTION: 99146-433-01 99146-433-02 99146-433-03 99146-433-04 99146-433-05							
		SAMPLE TYPE: Soil Soil Soil Soil Soil							
		DATE SAMPLED: 1/3/2013 1/3/2013 1/3/2013 1/3/2013 1/3/2013							
Parameter	Unit	G / S	RDL	4057808	4057809	4057810	4057811	4057812	
EPH C10-C19	µg/g		20	885	920	2430	1740	2990	
EPH C19-C32	µg/g		20	107	196	818	356	446	

Comments: RDL - Reported Detection Limit, G / S - Guideline / Standard
4057808-4057812 Results are based on dry weight of sample.
EPH results are not corrected for potential PAH contributions.

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: 2013-01-03
YYYY-MM-DD

Estimated completion date:
YYYY-MM-DD

Estimated duration:
(Days)

Scope of remediation: ☐ Whole site ☒ Part of site BIOREMEDIATION

If you expect that remediation of the entire site will take longer than one year attach a remediation schedule. Please contact property owner(s)

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

Start date:
YYYY-MM-DD

Completion date:
YYYY-MM-DD

Section II Land Description

Site ID Number (if known)

PID 003.123.201 or PIN

Legal Description Lot 13 Block 546 District Lot 526 Plan 7315

Latitude Degrees 49 Minutes 15 Seconds 9.5

Longitude Degrees 123 Minutes 9 Seconds 22.9

Site Civic Address or Location 2225 Street West 22nd Avenue

(i.e., nearest roadway)

City Vancouver

Postal Code V6L 1L6

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

Name s.22(1)

Address 2225 Street West 22nd Avenue

City Vancouver

Province/State BC

Country Canada

Postal /Zip Code V6L 1L6

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: 2013-02-05
YYYY-MM-DD

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

☐ No ☒ Yes If Yes, date of submission: 2013-02-05
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

2990/446

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

Soil remediation strategy

☐ Excavation and disposal ☒ Other (describe): BIOREMEDIATION

Contaminated soils were not removed from the site (see Section XIV)

(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):

N/A

(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):

N/A

(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: Abandonment of Underground Storage Tank

Section XIII Authorizations for Discharges to the Environment

Did or does a discharge associated with the remediation require an authorization 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

Underground Storage Tank and hydrocarbon contaminated soils were not removed and still remain on the subject site - removal of both the tank and soils would affect the structural integrity of the residential building on the subject site - ALARA bioremediated the site

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

2013-02-05

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](#).



Ministry of
Environment

SITE RISK CLASSIFICATION REPORT

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

Submission of this report is required by Protocol 12, "Site Risk Classification, Reclassification and Reporting" under the *Environmental Management Act*.

Part 1. Land, owner and agent information

Section I Land Description	
Site ID Number (if known)	
PID 003.123.201 or PIN	
Legal Description	Lot 13 Block 546 District Lot 526 Plan 7315
Latitude	Degrees 49 Minutes 15 Seconds 9.5
Longitude	Degrees 123 Minutes 9 Seconds 22.9
Site Civic Address	Street 2225 West 22nd Avenue
	City Vancouver Postal Code V6L 1L6
Section II Property Owner and/or Operator (if applicable)	
Name	s.22(1)
Address	Street 2225 W22nd Avenue
	City Vancouver Province/State BC
	Country Canada Postal /Zip Code V6L 1L6
Phone	Fax
Section III Environmental Consultant / Contractor / Agent Contact (if applicable)	
Name	ALARA Environmental Health & Safety Ltd.
Address	Street 3869 Commercial Street
	City Vancouver Province/State BC
	Country Canada Postal /Zip Code V5N 4G1
Phone	604-724-2331
	Fax 604-876-6585

Part 2. Site risk classification notification triggers

Section IV Applicable triggers

Check the applicable triggers for the submission of this Site Risk Classification Report to the Director:

- ☒ Notification of Independent Remediation initiation
- ☐ Site investigation report ordered or required by the Director
- ☐ Notification of Offsite Migration
- ☐ Ministry service application with the recommendation of an Approved Professional
- ☐ Ministry service application without the recommendation of an Approved Professional
- ☐ Site Risk Classification Report for a neighbouring site under section 5.5 of this protocol
- ☐ Site Risk Classification Report otherwise required by a Director

Part 3. Site investigation status

Section V Onsite and offsite investigation status

A. Adequacy of completed site investigations

Is site information appropriate and satisfactory to determine a site risk classification? ☒ yes ☐ no

If no, indicate the scheduled completion date of investigations needed to complete classification below.

B. Onsite investigation status

- | | | | Scheduled Completion Date |
|---|------------------------------|-----------------------------|---------------------------|
| 1. Stage I preliminary site investigation completed? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |
| 2. Stage II preliminary site investigation completed? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |
| 3. Detailed site investigations completed? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |
| 4. Offsite migration of contamination identified? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |

C. Offsite investigation status

- | | | | |
|---|------------------------------|-----------------------------|-------|
| 1. Stage I preliminary site investigation completed? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |
| 2. Stage II preliminary site investigation completed? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |
| 3. Detailed site investigations completed? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |

Section VI Onsite high risk conditions details

1. Is mobile NAPL present onsite? ☐ yes ☒ no

If yes, describe the mobile NAPL substances and their general location.

2. Are upper cap concentrations exceeded?

☐ yes

☒ no

If yes, what substances exceed upper cap concentrations, in what media?

EPH 22990/446

Soil

3. Exposure pathways – are the risk criteria for any exposure pathway exceeded? ☐ yes ☒ no

If yes, which exposure pathways indicate high risk? Attach Exposure Pathway Questionnaire.

Section VII Onsite site risk classification

☐ high risk

☒ not high risk

Note that for sites for which there is insufficient information to determine the site risk classification, information on the scheduled dates for completion of site investigations must be provided in Part 2 of this report.

Part 4. Independent remediation status

Section VIII Onsite independent remediation

Has independent remediation been initiated at the site?

☒ yes

☐ no

Will the independent remediation of high risk conditions be completed within 90 days?

☒ yes

☐ no

If independent remediation of high risk site conditions is being carried out and is not completed within 90 days the Director must be provided a revised site classification report and an updated completion of remediation schedule at the 90th day of independent remediation.

Part 5. Offsite conditions

Section IX Offsite high risk conditions details

1. Is mobile NAPL present or likely present offsite?

☐ yes

☐ likely

☒ no

If yes or likely, describe the mobile NAPL substances and their general location.

2. Are upper cap concentrations exceeded or likely exceeded offsite? ☐ yes ☐ likely ☒ no

If yes or likely, what substances exceed or are likely to exceed upper cap concentrations, and in what media?

3. Are high risk exposure pathways present or likely present offsite? ☐ yes ☐ likely ☒ no

If yes or likely, list the exposure pathways which impact or are likely to impact offsite receptors. Attach Exposure Pathway Questionnaire.

4. Are any offsite parcels classified as high risk or likely classified as high risk? ☐ yes ☒ no

If yes, list the following for each offsite parcel

Site ID (if known)

Offsite parcel owner

Civic Address

Part 6. Signatures

Section X Professional signatures

I confirm that the investigations referred to above have been conducted in accordance with approved procedures and guidance and standard professional practice. I confirm the above information and that provided on the Exposure Pathway Questionnaire, if attached, to be true, based on current knowledge as of the date completed.

I confirm that I have demonstrable experience in conducting investigations of the type reviewed above.

Steven Seewald

Print Name

2013-02-05

Date completed (yy-mm-dd)

Send the completed Site Risk Classification Report to the Director of Waste Management at the applicable address, fax number or e-mail address noted on the cover sheet to this Report.



Ministry of
Environment

EXPOSURE PATHWAY QUESTIONNAIRE

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

Instructions

You must complete and sign the appended Exposure Pathway Questionnaire and send it to the Ministry of Environment when required under Protocol 12, "Site Risk Classification, Reclassification and Reporting." That document appears on our website at: http://www.env.gov.bc.ca/epd/remediation/policy_procedure_protocol/protocols/pdf/protocol12-final.pdf.

Exposure Pathway Questionnaires are required to be submitted only when upper cap concentrations of substances are exceeded at a site and there is a trigger to submit a Site Risk Classification Report to the Director of Waste Management. Attach your completed Exposure Pathway Questionnaire to the applicable Site Risk Classification Report and send it with the Site Risk Classification Report to the Director as follows:

Where to send Site Risk Classification Reports for source parcels

Notifications of Independent Remediation and Offsite Migration

Director of Waste Management
c/o Site Information Advisor
Ministry of Environment
PO Box 9342 Stn Prov Govt
Victoria, B.C. V8W 9M1

Fax (250) 387-8897
E-mail: Advisor.SiteInformation@gov.bc.ca

Contaminated Sites Service Applications

Director of Waste Management
c/o Client Information Officer
Ministry of Environment
PO Box 9342 Stn Prov Govt
Victoria, B.C. V8W 9M1

Fax (250) 387-8897
E-mail: msp_cio@Victoria1.gov.bc.ca

Required or ordered site investigations¹

Director of Waste Management
c/o Site Profile Administration
Ministry of Environment
#200 - 10470 - 152nd Street
Surrey BC V3R 0Y3

Fax (604) 584-9751
E-mail: siteprofiles@gov.bc.ca

Site Risk Classification Reports Required by a Director

Director of Waste Management
c/o Site Risk Classification Administration
Ministry of Environment
#200 - 10470 - 152nd Street
Surrey BC V3R 0Y3

Fax (604) 584-9751
E-mail: SiteClassification@gov.bc.ca

Where to send Exposure Pathway Questionnaires for neighbouring parcels

Send the Exposure Pathway Questionnaire to the Director to the applicable address, fax number or e-mail address above, attached to the Site Risk Classification Report for the source site.

¹ This category includes all site investigations required subsequent to the submission of a site profile (including local government release requests) as well as those site investigations required or ordered by the Director separate from the site profile process.

For further information regarding site risk classification, please refer to Fact Sheet 45, "Site Risk Classification" (available at: http://www.env.gov.bc.ca/epd/remediation/fact_sheets/) or e-mail us at SiteClassification@gov.bc.ca.



Ministry of
Environment

EXPOSURE PATHWAY QUESTIONNAIRE¹

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

Property Owner

Site ID

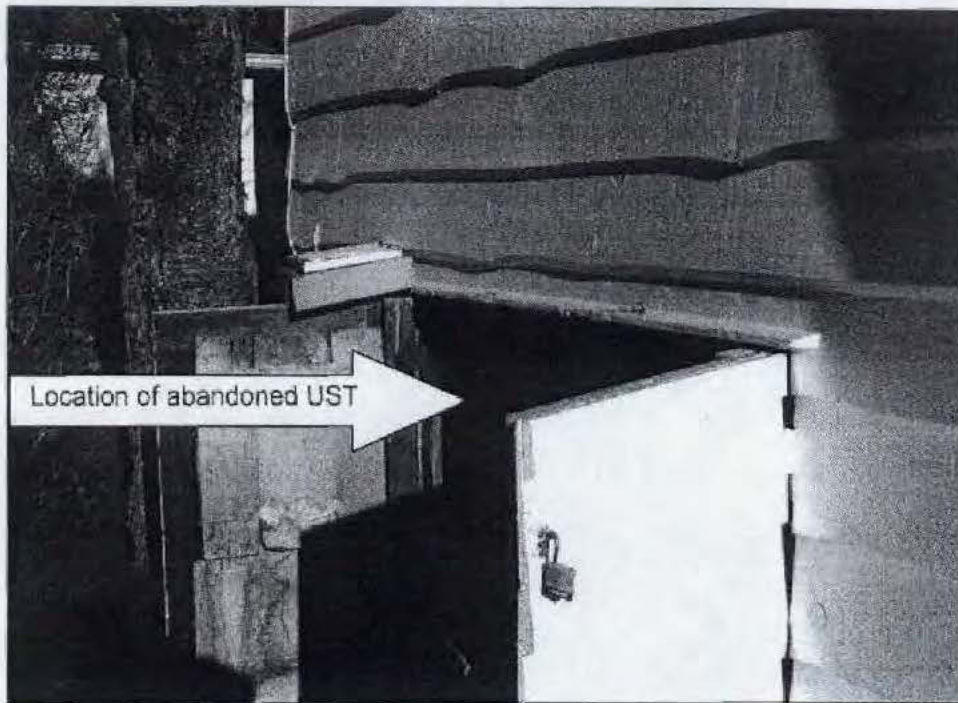
		Yes	No	Notes
				2, 3, 4
Human Health Exposure				
Soil Exposure				
HS-1	Do substances in soil exceed upper cap concentrations (UCs) for human intake of soil for the applicable land use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 6
HS-2	Are UC-contaminated soils located within 1 m of the soil surface?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7
HS-3	Does the area of UC contaminated soil exceed 50 m ² on urban park, agricultural or residential lands or 125 m ² on commercial or industrial lands?	<input type="checkbox"/>	<input type="checkbox"/>	8
HS-4	Is the site land use urban park, agricultural, residential, commercial or industrial (i.e. not wildlands)?	<input type="checkbox"/>	<input type="checkbox"/>	
HS-5	If the site land use is wildlands, are humans present on the site for greater than 2 hours/day, 1 day/week?	<input type="checkbox"/>	<input type="checkbox"/>	9
Soil Vapour Exposure				
HV-1	Do substances in air or soil vapour exceed UC concentrations for human inhalation for the applicable land use?	<input type="checkbox"/>	<input type="checkbox"/>	5, 6, 7, 10
HV-2	Is the site land use urban park, agricultural, residential, commercial or industrial (i.e. not wildlands)?	<input type="checkbox"/>	<input type="checkbox"/>	
HV-3	If the site land use is wildlands, are humans present on the site for greater than 2 hours/day, 1 day/week?	<input type="checkbox"/>	<input type="checkbox"/>	9
Water Exposure				
HW-1	Does drinking water use apply to groundwater or surface water at the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 12
HW-2	Do substances in groundwater exceed 10 times UC concentrations for drinking water within 10 m of a drinking water well or exceed UC concentrations within the well?	<input type="checkbox"/>	<input type="checkbox"/>	6,
HW-3	Do substances in surface water exceed 10 times UC concentrations for drinking water within 100 m upstream of a drinking water intake or exceed UC concentrations at the intake?	<input type="checkbox"/>	<input type="checkbox"/>	6
Environmental Health Exposure				2, 3, 4
Terrestrial Soil Exposure				
TS-1	Do substances in soil exceed UC concentrations for toxicity to invertebrates and plants for the applicable land use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 6
TS-2	Are UC contaminated soils within 1 m of the soil surface?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7
TS-3	Is the soil surface above UC contaminated undeveloped land?			
TS-4	Is the area identified in TS-3 terrestrial habitat?	<input type="checkbox"/>	<input type="checkbox"/>	
TS-5	Does the area of UC contaminated soil exceed 100 m ² on urban park, agricultural or residential lands or 250 m ² on commercial or industrial lands or 500 m ² on wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	8, 16
Aquatic Life Water Exposure				
AW-1	Does aquatic life water use apply to groundwater or surface water at the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
AW-2	Do substances in groundwater within 10 m of the high water mark of an aquatic habitat exceed the UC concentrations for aquatic life water use?	<input type="checkbox"/>	<input type="checkbox"/>	13
AW-3	Do substances in surface water or unauthorized discharges to surface water exceed UC concentrations for aquatic life water use?			14
Aquatic Life Sediment Exposure				
AS-1	Do substances in the upper 1 m of sediment exceed the UC concentrations for the applicable site sensitivity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 15
AS-2	Does the area of UC-contaminated sediment exceed 50 m ² ?	<input type="checkbox"/>	<input type="checkbox"/>	8

Livestock and Irrigation Water Exposure				
LIW-1	Do livestock or irrigation water uses apply to groundwater or surface water at the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9, 10
LIW-2	Do substances in groundwater exceed 10 times applicable UC concentrations within 10 m of the water supply well or exceed applicable UC concentrations in the well?	<input type="checkbox"/>	<input type="checkbox"/>	4, 11
LIW-3	Do substances in surface water exceed 10 times applicable UC concentrations within 100 m upstream of a drinking water intake or exceed applicable UC concentrations at the intake?	<input type="checkbox"/>	<input type="checkbox"/>	

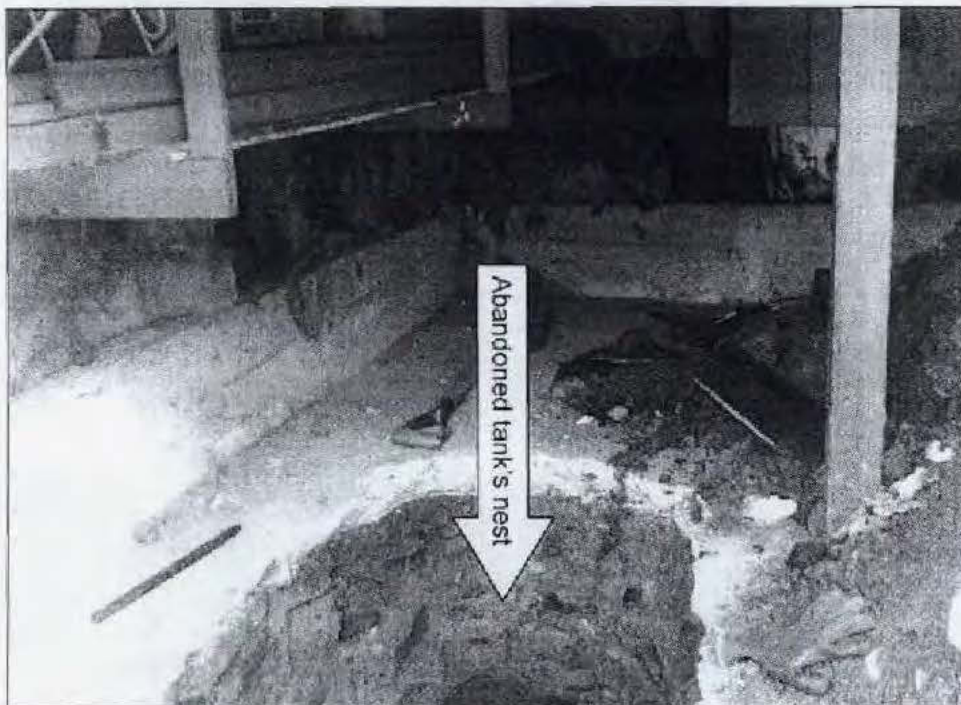
Notes

- Pathways leading to classification of high risk (where yes answer is given for sequential risk criteria, except where indicated otherwise):
HS-1 ⇒ HS-2 ⇒ HS-3 ⇒ HS-4 = HR
HS-1 ⇒ HS-2 ⇒ HS-3 ⇒ HS-4 (No) ⇒ HS-5 = HR
HV-1 ⇒ HV-2 = HR
HV-1 ⇒ HV-2 (No) ⇒ HV-3 = HR
HW-1 ⇒ HW-2 = HR
HW-1 ⇒ HW-3 = HR
TS-1 ⇒ TS-2 ⇒ TS-3 ⇒ TS-4 ⇒ TS-5 = HR
AW-1 ⇒ AW-2 = HR
AW-1 ⇒ AW-3 = HR
AS-1 ⇒ AS-2 = HR
LIW-1 ⇒ LIW-2 = HR
LIW-1 ⇒ LIW-3 = HR
- Environmental site investigations must be carried out in accordance with ministry procedures and guidance and standard professional practice.
- The assessment of exposure pathways pertains to contamination arising from the site or sites under investigation. Where contamination originating from the site under investigation has migrated offsite the evaluation of exposure pathways pertains to contamination originating from the site under investigation. Co-contamination of offsite lands that preclude the evaluation of exposure pathways associated with the source site must be identified in supporting technical reports.
- Terms in italics are listed in section 1.0 (definitions) of this protocol.
- Applicable land uses are as defined in the Contaminated Sites Regulation (agricultural, urban park, residential, commercial, industrial and wildlands).
- Ministry's UC concentrations are provided in Protocol 11 "Upper Cap Concentrations for Substances Listed in the Contaminated Sites Regulation".
- Where concentrations occur above UC concentrations, cross-sections are required to support conclusions that UC contamination is located at depths greater than 1 m below soil surface.
- Where concentrations occur above UC concentrations, contour maps are required to support conclusions of the areal extent of UC contamination. "Areal extent" refers to the total combined areal extent of UC contaminated soil at a site, contiguous or non-contiguous.
- Human exposure on wildlands sites during limited periods of the year (i.e. hunting camps) may be compared to the prescribed exposure threshold of 2 hours/day, 1 day/week by averaging total annual exposure over a 12 month period. Actual human exposure must be indicated in supporting technical reports.
- Soil vapour investigations must follow Technical Guidance 4 for Contaminated Sites – Soil Vapour Assessment.
- Applicable groundwater use must be determined in accordance with Technical Guidance document 6, "Applying Water Quality Standards to Groundwater and Surface Water" and ministry procedures and guidance.
- Where groundwater concentrations exceed UC concentrations near a groundwater receptor (e.g., drinking water well), contour maps and cross-sections should be provided to support conclusions of UC-contaminated groundwater located outside 10 m of the well.
- Where groundwater concentrations exceeding UC concentrations for aquatic life have not been delineated to within 10 m of the high water mark of an aquatic habitat, groundwater concentrations at wells installed nearest 10 m from the high water mark are considered representative of concentrations at that point.
- Unauthorized discharges are discharges of site surface water (including storm water and drainage ditches) above UC concentrations into an aquatic habitat that are not authorized under the Act.
- Sediment sensitivity must be determined in accordance with Technical Guidance 19, "Assessing and Managing Contaminated Sediments."
- Area threshold assumes site contamination is surrounded by the same land use.

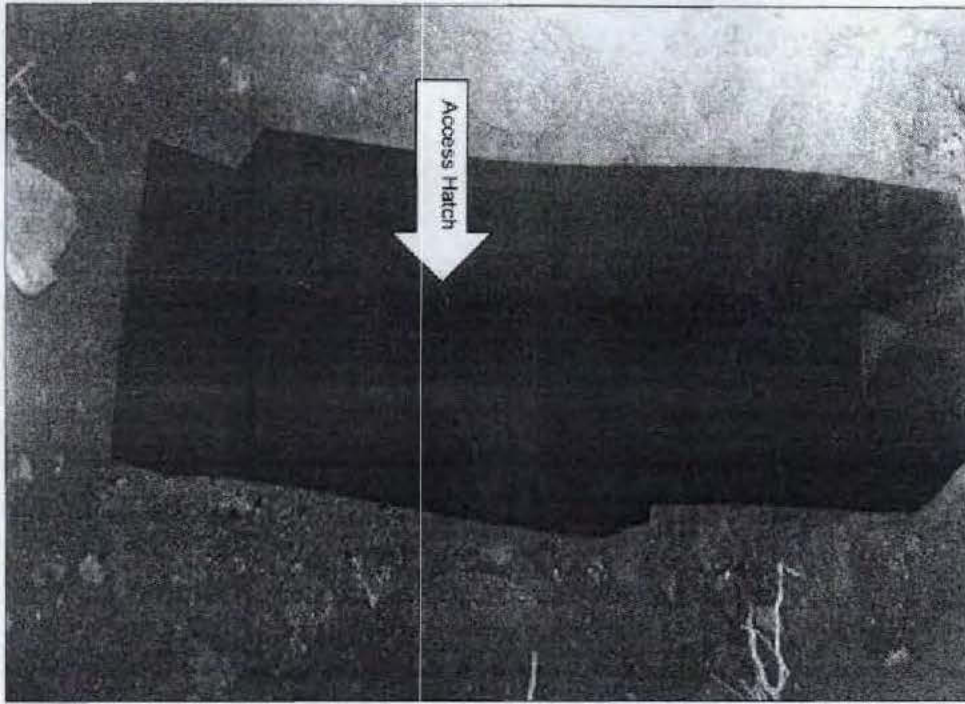
Appendix D



Excavation site situated in the building's addition area & beneath the main floor's kitchen



Excavation surrounding the abandoned UST



Soil samples were collected from within the UST nest after the tank had been emptied of its interior contents and prior to being sand filled

Appendix E




SUMAS
ENVIRONMENTAL
SERVICES INC.

Fleck Contracting
757 East 38th Avenue
Vancouver, BC V5W 1H9
Attention: Craig Fleck

Site: 2225 WEST 22 AVE
Vancouver, BC

Invoice Date January 14, 2013
Invoice # SB-2013/31356
Service Request # AA1333211
PO #
RecyDocket#
Manifest # BOL-10559

WasteType	Qty	Unit	Unit Price	Amount
oily water	1610	Litre(s)	0.150	\$241.50
				

Materials	Qty	Price	Amount	Services	Qty	Price	Amount
Documentation/Labeling				Vac Truck & Operator	3	135.00	\$405.00

Subtotal \$646.50
Recovery Fee of

Due and payable upon receipt. A finance charge of 2% per month
will be charged on overdue accounts.
GST# 896458452RT

HST \$77.58
INVOICE TOTAL \$724.08

CITY OF VANCOUVER

DATE ISSUED DECEMBER 21, 2012		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 410408	
LEGAL DESCRIPTION LT 13 BLK 546 PL VAP7315 DL 526 PLAN VAP7315 (CONT'D)					ADDRESS 2225 W 22ND AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE DEC 21, 2012	PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT CONTRACTOR FLECK CONTRACTING LTD C/O CRAIG FLECK 757 E 38TH AVE VANCOUVER BC V5W 1H9					CONTACT 2 PROPERTY OWNER CAPLE VANCOUVER BC		
CONTACT 3		CONTACT 3					
TEL 604-290-8592	BUS LICENSE 550342	TEL s.22(1)	BUS LICENSE	TEL	BUS LICENSE		
TEL 778-990-3291	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		

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

TO REMOVE 1 TANK ON SITE. CAPACITY 350 GAL. SETBACK 8'. BOTTOM OF TANK AT 6'.

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.
- 046 Written verification from applicant after work is completed to:
Attention: Customer Service Lieutenant, 201-456 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	SPECIFICS/LOCATION	AREA (SF)	OCC	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D30 ONE-FAM DWELLING			C				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
2010 OIL TANK		1	GU				
DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE :				FIRE COMPLETION			
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE :				FIRE INSPECTION			
PROCESSED BY: APPLICATION TAKEN BY J WONG				PERMIT AUTHORIZED BY K SHEARER			
PERMIT ISSUED BY J WONG							

Mark Hoan
20034
Is this ABANDONED?
Refers to e.v.m.
ILP: SM Yes

COMMENTS:

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	FIRE DEPARTMENT
656 TANK - SFD	300.00			ATTENTION	FIRE INSPECTOR
				REASON	PERMIT INSPECTION
INVOICE: 696881		TOTAL			
		\$300.00			

CITY OF VANCOUVER

DATE ISSUED DECEMBER 21, 2012		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 410408	
LEGAL DESCRIPTION LT 13 BLK 546 PL VAP7315 DL 526 PLAN VAP7315 (CONT'D)						ADDRESS 2225 W 22ND AV	
ADDITIONAL ADDRESS INFORMATION						SPECIFICS	
APPLICATION DATE DEC 21, 2012	PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT CONTRACTOR FLECK CONTRACTING LTD C/O CRAIG FLECK 757 E 38TH AVE VANCOUVER BC V5W 1H9						CONTACT 2 PROPERTY OWNER CAPLE VANCOUVER BC	
CONTACT 3						CO-ORDINATE 701-084-73-0000	
TEL 604-290-8592	BUS LICENSE 550342	TEL s.22(1)	BUS LICENSE	TEL	BUS LICENSE		
TEL 778-990-3291	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		

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

TO REMOVE 1 TANK ON SITE. CAPACITY 350 GAL. SETBACK 8'. BOTTOM OF TANK AT 6'.

PERMIT CONDITIONS AND NOTES:

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Attention: Customer Service Lieutenant, 201-456 W Broadway, Vancouver, B.C., V5Y 1R3
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GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D30 ONE-FAM DWELLING			C				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
2010 OIL TANK		1	GU				
DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE :				FIRE COMPLETION			
APPROVALS REQD 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 
656 TANK - SFD	300.00			
DATE				
ISSUED BY J WONG				
FOR THE FIRE CHIEF				
INVOICE : 695881		TOTAL		\$300.00

**** CHANGE NOTICE ****

DATE ISSUED DECEMBER 21, 2012		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 410408	
LEGAL DESCRIPTION LT 13 BLK 546 PL VAP7315 DL 526 PLAN VAP7315 (CONT'D)					ADDRESS 2225 W 22ND AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE DEC 21, 2012	PURPOSE ABANDONMNT	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
					CO-ORDINATE 701-084-73-0000		
APPLICANT CONTRACTOR FLECK CONTRACTING LTD C/O CRAIG FLECK 757 E 38TH AVE VANCOUVER BC V5W 1H9			CONTACT 2 PROPERTY OWNER CAPLE VANCOUVER BC			CONTACT 3	
TEL 604-290-8592	BUS.LICENSE 550342	TEL s.22(1)	BUS.LICENSE	TEL	BUS.LICENSE		
TEL 778-990-3291	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		
PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:							
TO ABANDON 1 TANK ON SITE. CAPACITY 350 GAL. SETBACK 8'. BOTTOM OF TANK AT 6'.							
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.							
035 For abandonment: pump out remaining content, steam clean interior, and fill with sand/concrete slurry.							
046 Written verification from applicant after work is completed to:							
Attention: Customer Service Lieutenant, 201-456 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		GENERAL USE	
DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE		FIRE COMPLETION		ENVR CONSULTANT			
PROCESSED BY: APPLICATION TAKEN BY J WONG		PERMIT AUTHORIZED BY K SHEARER		PERMIT ISSUED BY J WONG			
ADDITIONAL NOTES:							
991 ***** THE FOLLOWING CHANGES HAVE BEEN RECORDED FOR THIS CITY OF VANCOUVER PERMIT: *****							
***** PER MARY GURNEY, CHANGED TO ABANDONMENT. DELETED THE FOLLOWING: PURPOSE TO CODE #610 REMOVAL, PROJECT DESCRIPTION REMOVE, SUBJECT TO CONDITIONS #30 & #40. REPLACED WITH THE FOLLOWING: PURPOSE TO CODE #620 ABANDONMENT, PROJECT DESCRIPTION - ABANDONMENT, SUBJECT TO CONDITIONS #35. *****							
J. WONG FEB 1, 2013							
2013 JAN 03 HURD FINAL							
COMMENTS:							
FEE 656 TANK - SPD		AMOUNT 300.00		FEE		AMOUNT	
				DEPARTMENT		FIRE DEPARTMENT	
				ATTENTION		FIRE INSPECTOR	
				REASON		CHANGE NOTICE/TRADES	
INVOICE : 696881				TOTAL \$300.00			

**** CHANGE NOTICE ****

DATE ISSUED DECEMBER 21, 2012		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 410408	
LEGAL DESCRIPTION LT 13 BLK 546 PL VAP7315 DL 526 PLAN VAP7315 (CONT'D)					ADDRESS 2225 W 22ND AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE DEC 21, 2012	PURPOSE ABANDONMNT	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT CONTRACTOR FLECK CONTRACTING LTD C/O CRAIG FLECK 757 E 38TH AVE VANCOUVER BC V5W 1H9					CONTACT 2 PROPERTY OWNER CAPLE VANCOUVER BC		
CONTACT 3					CO-ORDINATE 701-084-73-0000		
TEL 604-290-8592	BUS LICENSE 550342	TEL s.22(1)	BUS LICENSE	TEL	BUS LICENSE		
TEL 778-990-3291	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		

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

TO ABANDON 1 TANK ON SITE. CAPACITY 350 GAL. SETBACK 8'. BOTTOM OF TANK AT 6'.

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.
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Attention: Customer Service Lieutenant, 201-456 W Broadway, Vancouver, B.C., V5Y 1R3
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GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D30 ONE-FAM DWELLING			C				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
2010 OIL TANK		1 GU					

DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE : FIRE COMPLETION ENVIR CONSULTANT

ADDITIONAL NOTES:

991 *****
 ***** THE FOLLOWING CHANGES HAVE BEEN RECORDED FOR THIS CITY OF VANCOUVER PERMIT: *****

 PER MARY GURNEY, CHANGED TO ABANDONMENT. DELETED THE FOLLOWING: PURPOSE TO CODE - #610 REMOVAL, PROJECT DESCRIPTION REMOVE, SUBJECT TO CONDITIONS - #30 & #40. REPLACED WITH THE FOLLOWING: PURPOSE TO CODE - #620 ABANDONMENT, PROJECT DESCRIPTION - ABANDONMENT, SUBJECT TO CONDITIONS- #35.
 J. WONG
 FEB 1, 2013

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

FEE	AMOUNT	FEE	AMOUNT	SIGNATURE
656 TANK - SFD	300.00			
				DATE
				ISSUED BY
				J WONG
				COPY
				CHANGE NOTICE
INVOICE: 696881		TOTAL		\$300.00

Permit	<input type="text" value="FI410408"/>	Street number	<input type="text"/>	To	<input type="text"/>	Street name	<input type="text"/>	<input type="button" value="Search"/>
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General Information

Permit	FI410408	Type	FI - FIRE
Permit address	2225 W 22ND AV	Status	COMPLETE
Specific address		Opened	21 Dec 2012
Place name		Issued	21 Dec 2012
Addressing data			
Coordinate	701 - 084 - 73 - 0000		
Legal Description	LT 13 BLK 546 PL VAP7315 DL 526 PLAN VAP7315 (CONT'D)		
Project value	\$0.00	Purpose to	620 - ABANDONMNT
Assessed value	\$0.00	Subtype	-
Temporary bldg		to	
Temporary use		to	
Complexity	-	Sets of plans	0
Signature on	PER - PERMIT	Metric?	

Activities

Req for	Review/Inspection activity group	District	Department/branch responsible	Current status	Date open	Date complete
<input checked="" type="checkbox"/>	01 - PERMIT GENERAL		DEVELOPMENT SERVCS	30 - COMPLETE		04 Jul 2013
<input checked="" type="checkbox"/>	PER 81 - ENV PROTECTN INSPN	EP02	ENV PROTECTION	20 - FINAL	03 Jan 2013	31 Jan 2013

Action Details

Date	Action by	Action	Action specifics	Reference
03 Jan 2013	T BROWN	060 - OPEN GROUP	-	-
31 Jan 2013	M GURNEY	990 - FINAL INSPECTION	90 - ACCEPTED	-

<input checked="" type="checkbox"/>	PER 83 - FIRE INSPECTION		FIRE DEPARTMENT	20 - FINAL	21 Dec 2012	03 Jan 2013
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Action Details

Date	Action by	Action	Action specifics	Reference
21 Dec 2012	J WONG	060 - OPEN GROUP	-	-
03 Jan 2013	T BROWN	993 - SEE INTERNAL NOTES	-	-
03 Jan 2013	T BROWN	990 - FINAL INSPECTION	90 - ACCEPTED	-
03 Jan 2013	T BROWN	991 - NOTE	- FF HURD INSP TANK	-

Note Numbers

001 Entered by: K VOGT. On: 20131108 Updated by: K VOGT On: 20131108

Note

There is an u/g tank under the bldg and they got a permit FI410408 which was abandoned as the tank is under the bldg. There is contamination on the site. See prism note from env. protection.

Owner want to demolish the bldg and deal with the contamination on the site. The bldg is old and they want to sell it but nobody will buy it with the contamination.

Told him can not give a demo permit until and DB issued for new construction. He is going to write a formal letter to the City requesting consideration.

s.22(1) s.22(1)

002 Entered by: T NG On: 20131216 Updated by: On:

Note

Bldg has been cleared for demo by CBO's Office.

Note: this is not an Order but an acceptance of an unsafe condition as it relates to health. Removal of site (soil) contamination cannot be accomplished without removal of the building. (Email confirmation in DOMINO).

190 ENVIRONMENTAL PROTECTION

Note Numbers

001 Entered by: M GURNEY On: 20130212 Updated by: On:

Note

RE: FI410408 There is an abandoned UST on site and must be removed at time of demolition/excavation. There is also known soil contamination that must be remediated to residential stds prior to any new construction.

449 HOLD/ISSUE PERMIT

1

Note Numbers


001 Entered by: M GURNEY On: 20130212 Updated by: On:

Note

If any DE, DB Demo permits are applied for, please hold issuance as there is an abandoned UST on site and there is known soil contamination issues on site. These must be dealt with prior to any new construction and at demo/excavation stage.

Address to

Address Activities

Review/Inspection activity group	District	Department/branch responsible	Current status	Date open	Date complete
 81 - ENV PROTECTN INSPN		ENV PROTECTION	01 - OPEN	08 Mar 2002	

Action Details


Date	Action by	Action	Action specifics	Reference
08 Mar 2002	D ELFORD	060 - OPEN GROUP	-	-
08 Mar 2002	D ELFORD	N70 - DEMOLITION	01 - ROUTINE	-
12 Feb 2013	M GURNEY	N30 - APPLICATION	01 - ROUTINE	FI - 410408
12 Feb 2013	M GURNEY	N12 - SOIL ASSESSMENT	01 - ROUTINE	-
12 Feb 2013	M GURNEY	993 - SEE INTERNAL NOTES	- SITE CONTAMINATED	-
12 Feb 2013	M GURNEY	993 - SEE INTERNAL NOTES	- UST ABANDONED	-
12 Feb 2013	M GURNEY	993 - SEE INTERNAL NOTES	- SEE NOTE	-

Address to


Note Topics

Topic

Rows


 170 ENQUIRY CTR OFFICER/ECO

2

 190 ENVIRONMENTAL PROTECTION

1


Note Numbers

 001 Entered by: M GURNEY On: 20130212 Updated by: On:

Note

RE: FI410408 There is an abandoned UST on site and must be removed at time of demolition/excavation. There is also known soil contamination that must be remediated to residential stds prior to any new construction.

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 449 HOLD/ISSUE PERMIT

1