

File No.: 04-1000-20-2019-210

April 17, 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 March 19, 2019 for:

**Underground Storage Tank removal permit and associated reports submitted to the City for 2229 Stephens Street.**

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](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](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2019-210); 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



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

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

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

Encl.

:pm



# FIRE AND RESCUE SERVICES

FIRE PREVENTION DIVISION

#201 - 456 W. Broadway  
VANCOUVER, B.C. V5Y 1R3

## TANK REMOVAL Permit Application

FI 410654

Please fill out boxed area only:

Property Address:

2229 Stephens St

Permit Applicant: (please print)

Name: Fleck Contracting Ltd

Address: 757 E. 38 Ave

City: Vancouver Postal Code: V5W 1H9

Phone: 778-838-1352

Contractor ☒ Business License No: 550342  
Owner ☐  
Other ☐ Specify: \_\_\_\_\_

Property Owner: (please print)

Name: s.22(1)

Address: 2229 Stephens St

City: Vancouver Postal Code: \_\_\_\_\_

Phone: s.22(1)

Use of Property

☐ Site Plan

Building Permit

Type of Liquid

Residential

Associated: BU \_\_\_\_\_

(gasoline/petroleum)

Eng. Letter - Yes / No

### Requested Activity or Service:

☒ Remove 1 tank(s) on site. Capacity (gal/L) 500 Setback 7' 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, 201 - 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) \_\_\_\_\_ &  
WITNESSED (print name) H. S. 379

Signature of Applicant [Signature]

Date of Application: Apr 23, 2013

REVIEWED AND ACCEPTED  
PURSUANT TO  
THE B.C. FIRE SERVICES ACT  
AND THE VANCOUVER FIRE BY-LAW  
APR 23 2013  
Per \_\_\_\_\_  
L. SZIKLAI  
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 a tank be removed, approval from City of Vancouver Environmental Branch must be obtained.



# **ENVIRONMENTAL SITE ASSESSMENT REPORT UNDERGROUND STORAGE TANK**

**OF**

**2229 Stephens Street  
Vancouver, BC  
Fire Permit # FI 410654**

**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**

**May 2013**



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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 West side of the property. The tank was abandoned at the site due to being adjacent/partially beneath an old growth tree, deck and structure that contains hot tub's pumping system. Any attempt at removing/excavating soils or extracting the tank would compromise the old-growth tree and above-mentioned structures at the subject site. The site is located at 2229 Stephens Street, 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 North side of the UST nest have EPH levels still above the Contaminated Sites Regulation (CSR) Residential and "All Sites" Standards. Contaminated soils have migrated beneath an old-growth tree, deck and structure that contains hot tub's pumping system. Soil contamination was left in place within this area of the nest, as any attempt of excavating/removing contaminated soils would



compromise an old-growth tree and all the above-mentioned structures 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, old-growth tree and against the affected structures 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 provide confirmation sampling for the decommissioning of an underground fuel storage tank that was being left abandoned on the site located at 2229 Stephens Street, Vancouver, BC.

The property is rectangular in shape. A site plan is shown in Figure 1. The subject site lies on the West side of Stephens Street 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 ( $C_{10-19}$   $C_{19-32}$ ). This report was commissioned for non litigation purposes. Soil contamination was determined by equating fuel oil concentrations ( $C_{10-19}$   $C_{19-32}$ ) to the CSR Residential Standard.

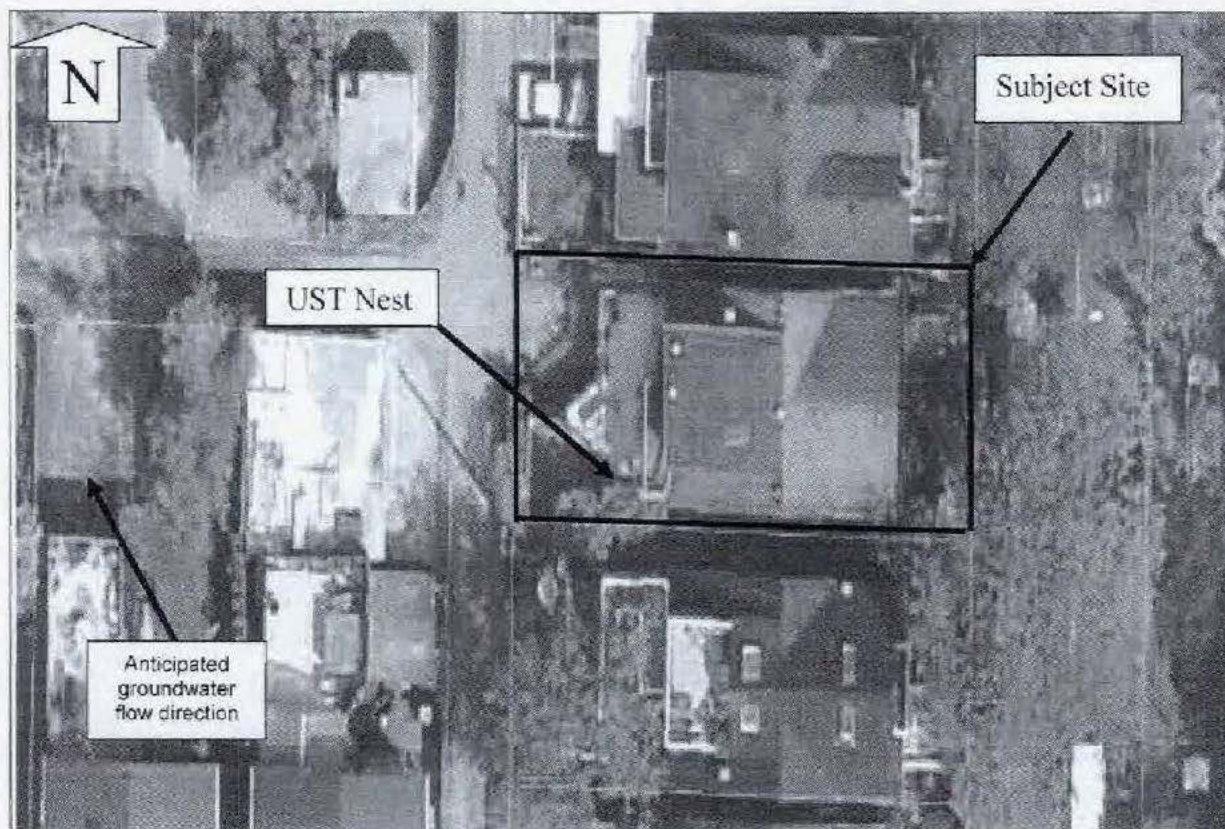


Figure 1 – Site Map



### 3.0 SITE INVESTIGATION

ALARA Environmental arrived on site April 23, 2013 and provided consultation for the decommissioning of an abandoned UST. The tank abandonment project was due to being partially situated beneath an old-growth tree, deck and structure that maintains the hot tub's pumping system at the subject site. Ms. Mary Gurney, Environmental Protection Officer at the Environmental Services Branch, City of Vancouver agreed and approved that this project become a "tank abandonment" due to these factors. 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 soil samples were collected below grade level. Soil samples collected from within the UST nest were 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 9 feet long. Approximately 4,880 litres of oily water was pumped out of the UST's interior and nest area. 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 below ground elevation soils consisting of sandy gravel began from 2.0 feet until the bottom of the excavation. Hydrocarbon contamination has no difficulties penetrating or traversing through this layer of soil. Sandy gravel is described as loose material and brown in colour. The contractor easily penetrated through this layer of soils. Soil samples were collected below grade level at a depth of 6.0 feet from the sides and 7.0 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 an old growth tree and structures situated on the subject site. The site was observed to have a 2% slope to the Northeast.



#### 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 <sub>10-19/19-32</sub>	µg/g	North Wall	1,520 / 877 <sup>2</sup>	6.0	1000 / 1000	20
EPH <sub>10-19/19-32</sub>	µg/g	South Wall	26 / 35 <sup>1</sup>	6.0	1000 / 1000	20
EPH <sub>10-19/19-32</sub>	µg/g	East Wall	59 / 58 <sup>1</sup>	6.0	1000 / 1000	20
EPH <sub>10-19/19-32</sub>	µg/g	West Wall	59 / 43 <sup>1</sup>	6.0	1000 / 1000	20
EPH <sub>10-19/19-32</sub>	µg/g	Base	470 / 201 <sup>1</sup>	7.0	1000 / 1000	20

Note: < Indicates below detection limit

<sup>1</sup> Indicates below CSR Residential Criteria

<sup>2</sup> 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 (3<sup>rd</sup> 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 North side at the excavation limits of the UST nest. Contaminated soils have migrated beneath an old-growth tree, deck and structure that contains the pumping system necessary to operate the hot tub at the subject site. Soil contamination was left in place within the North area of the nest, as any attempt of excavating/removing contaminated soils would compromise the structural integrity of an old-growth tree and the above-mentioned structures.

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 deck, old-growth tree and structure that contains pumping system on the subject site. Although bioremediation in Vancouver 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.:

REC



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:  $R\ F = [(sample + spike) - (sample\ only)] \times 100\% [spiked\ amount]$  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:  $R\ F = [(sample\ 1) - (sample\ 2)] \times 100\% [average\ of\ 1\ \&\ 2]$  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: 13V708943

PROJECT NO: 2229 STEPHEN 99146

Unit 120, 8800 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: 2013-04-24					DATE REPORTED: 2013-05-01				
		SAMPLE DESCRIPTION:		99146 01	99146 02	99146 03	99146 04	99146 05	
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	
		DATE SAMPLED:		4/23/2013	4/23/2013	4/23/2013	4/23/2013	4/23/2013	
Parameter	Unit	G / S	RDL	4291623	4291624	4291625	4291626	4291627	
EPH C10-C19	µg/g		20	1520	26	59	59	470	
EPH C19-C32	µg/g		20	877	35	58	43	201	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard  
4291623-4291627 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: 2013-04-23  
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 011.754.061 or PIN

Legal Description Lot E of Lot 1 Block 16 District Lot 192 Plan 4207

Latitude Degrees 49 Minutes 15 Seconds 58.87

Longitude Degrees 123 Minutes 09 Seconds 59.30

Site Civic Address or Location 2229 Street Stephens Street

(i.e., nearest roadway)

City Vancouver

Postal Code V6K 3W5

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

Name

s.22(1)

Address 2229 Street Stephens Street

City Vancouver

Province/State BC

Country Canada

Postal /Zip Code V6K 3W5

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: 2013-03-13  
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

1520/877

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 an old growth tree and deck and structure that houses hot tub's pumping system 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

2013-05-29

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](mailto: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 011.754.061 or PIN

Legal Description Lot E of Lot 1 Block 16 District Lot 192 Plan 4207

Latitude Degrees 49 Minutes 15 Seconds 58.87

Longitude Degrees 123 Minutes 09 Seconds 59.30

Site Civic Address Street 2229 Stephens Street

City Vancouver

Postal Code V6K 3W5

#### Section II Property Owner and/or Operator (if applicable)

Name s.22(1)

Address Street 2229 Stephens Street

City Vancouver

Province/State BC

Country Canada

Postal /Zip Code V6K 3W5

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:

- |  |  |
|--|--|
| <input checked="checked" type="checkbox"/> | Notification of Independent Remediation initiation   |
| <input type="checkbox"/>                   | Site investigation report ordered or required by the Director                              |
| <input type="checkbox"/>                   | Notification of Offsite Migration  |
| <input type="checkbox"/>                   | Ministry service application <u>with</u> the recommendation of an Approved Professional    |
| <input type="checkbox"/>                   | Ministry service application <u>without</u> the recommendation of an Approved Professional |
| <input type="checkbox"/>                   | Site Risk Classification Report for a neighbouring site under section 5.5 of this protocol |
| <input type="checkbox"/>                   | 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

1. Stage I preliminary site investigation completed?
2. Stage II preliminary site investigation completed?
3. Detailed site investigations completed?
4. Offsite migration of contamination identified?

<input type="checkbox"/> yes	<input type="checkbox"/> no
<input type="checkbox"/> yes	<input type="checkbox"/> no
<input type="checkbox"/> yes	<input type="checkbox"/> no
<input type="checkbox"/> yes	<input type="checkbox"/> no

Scheduled Completion Date

_____
_____
_____
_____

#### C. Offsite investigation status

1. Stage I preliminary site investigation completed?
2. Stage II preliminary site investigation completed?
3. Detailed site investigations completed?

<input type="checkbox"/> yes	<input type="checkbox"/> no
<input type="checkbox"/> yes	<input type="checkbox"/> no
<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?

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 90<sup>th</sup> 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

13-05-29  
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](mailto: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](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](mailto: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: [csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca)

#### Required or ordered site investigations<sup>1</sup>

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](mailto: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](mailto: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.

<sup>1</sup> 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/](http://www.env.gov.bc.ca/epd/remediation/fact_sheets/)) or e-mail us at [SiteClassification@gov.bc.ca](mailto:SiteClassification@gov.bc.ca).





Ministry of  
Environment

## EXPOSURE PATHWAY QUESTIONNAIRE<sup>1</sup>

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 s.22(1)

Site ID *P10 011-754-061*

		Yes	No	Notes
<b>Human Health Exposure</b>				2, 3, 4
<b>Soil Exposure</b>				
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 <sup>2</sup> on urban park, agricultural or residential lands or 125 m <sup>2</sup> 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
<b>Soil Vapour Exposure</b>				
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
<b>Water Exposure</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	6
<b>Environmental Health Exposure</b>				2, 3, 4
<b>Terrestrial Soil Exposure</b>				
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 <sup>2</sup> on urban park, agricultural or residential lands or 250 m <sup>2</sup> on commercial or industrial lands or 500 m <sup>2</sup> on wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	8, 16
<b>Aquatic Life Water Exposure</b>				
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
<b>Aquatic Life Sediment Exposure</b>				
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 <sup>2</sup> ?	<input type="checkbox"/>	<input type="checkbox"/>	8



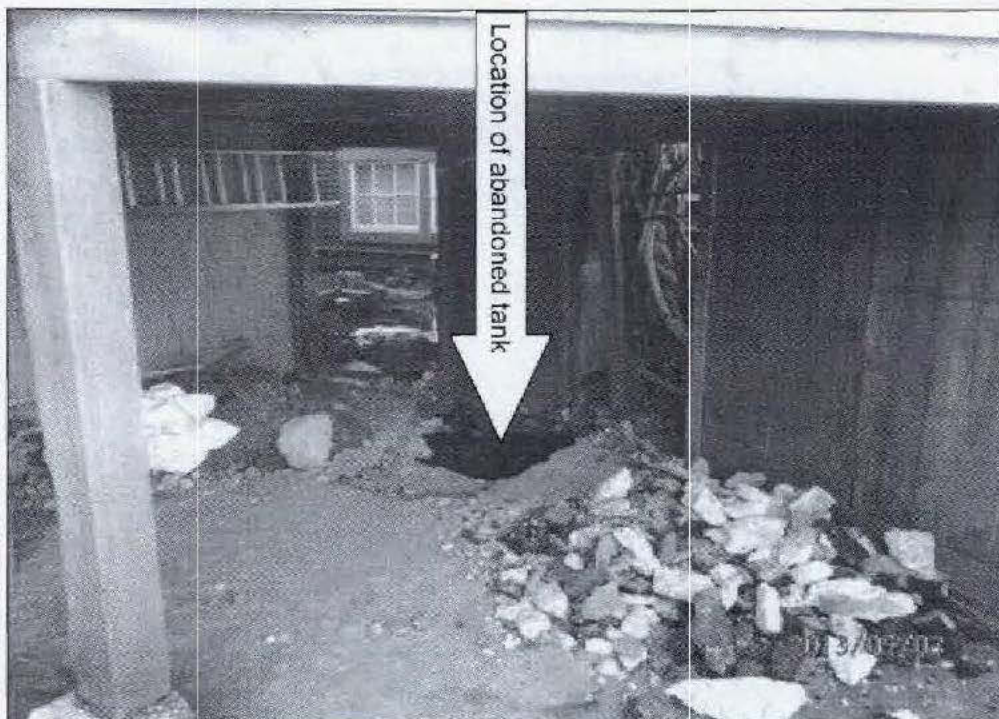
<b>Livestock and Irrigation Water Exposure</b>				
<i>LIW-1</i>	Do livestock or irrigation water uses apply to groundwater or surface water at the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9, 10
<i>LIW-2</i>	Do substances in groundwater exceed 10 times applicable UC concentrations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

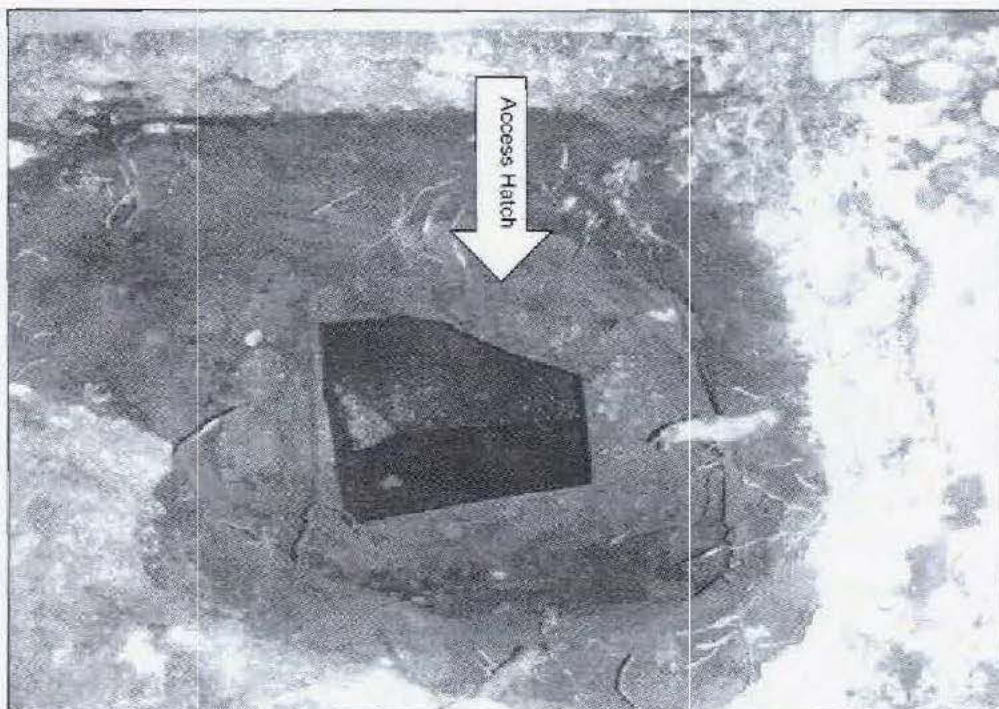
- Pathways leading to classification of high risk (where yes answer is given for sequential risk criteria, except where indicated otherwise):  
*HS-1* ⇒ *HS-2* ⇒ *HS-3* ⇒ *HS-4* = *HR*  
*HS-1* ⇒ *HS-2* ⇒ *HS-3* ⇒ *HS-4* (No) ⇒ *HS-5* = *HR*  
*HV-1* ⇒ *HV-2* = *HR*  
*HV-1* ⇒ *HV-2* (No) ⇒ *HV-3* = *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**





Structure on site that contains pumping system for hot tub & underground storage fuel tank



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**







# CITY OF VANCOUVER

DATE ISSUED <b>APRIL 23, 2013</b>		PERMIT TYPE <b>FIRE PREVENTION DIVISION PERMIT</b>				PERMIT NUMBER <b>P FI 410654</b>	
LEGAL DESCRIPTION <b>LT E BLK 16 PL VAP4207 DL 192 NWD PLAN VAP4207 (cont'd)</b>					ADDRESS <b>2229 STEPHENS ST</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE <b>APR 23, 2013</b>	PURPOSE <b>REMOVAL</b>	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT <b>CONTRACTOR FLECK CONTRACTING LTD</b>					CONTACT 2 <b>PROPERTY OWNER s.22(1)</b>		
757 E 38TH AVE VANCOUVER BC V5W 1H9					CONTACT 3		
TEL 604-290-8592	BUS LICENSE 550342	TEL s.22(1)	BUS LICENSE	TEL	BUS LICENSE		
FAX 604-266-2127	CERTIFICATE 158408	FAX	CERTIFICATE	FAX	CERTIFICATE		

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

**TO REMOVE 1 TANK ON SITE. CAPACITY IS 500 GALS. SETBACK IS 7'. BOTTOM OF TANK AT 7'. TYPE OF LIQUID IS PETROLEUM.**

**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 C	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D30 ONE-FAM DWELLING							
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 C BAWN. PERMIT ISSUED BY C BAWN.				PERMIT AUTHORIZED BY D TIERNEY			

*ABANDONMENT.  
Group not required.  
FI Blocker.  
#23544 24/24/2013  
in Basin*

**COMMENTS:**

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	
656 TANK - SFD	300.00			FIRE DEPARTMENT	
				ATTENTION	FIRE INSPECTOR
				REASON	PERMIT INSPECTION

INVOICE: 709650

TOTAL \$300.00



# CITY OF VANCOUVER

DATE ISSUED <b>APRIL 23, 2013</b>		PERMIT TYPE <b>FIRE PREVENTION DIVISION PERMIT</b>				PERMIT NUMBER <b>P FI 410654</b>	
LEGAL DESCRIPTION <b>LT E BLK 16 PL VAP4207 DL 192 NWD PLAN VAP4207 (cont'd)</b>					ADDRESS <b>2229 STEPHENS ST</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE <b>APR 23, 2013</b>	PURPOSE <b>REMOVAL</b>	PROJECT VALUE	ASSESSED VALUE	PLANS <b>NO</b>	PLACE NAME		
TEMPORARY PERMIT DATES		TEMPORARY USE DATES			SUBTYPE		
					CO-ORDINATE <b>072-643-55-0000</b>		
APPLICANT <b>CONTRACTOR FLECK CONTRACTING LTD</b>		CONTACT 2 <b>PROPERTY OWNER s.22(1)</b>			CONTACT 3		
<b>757 E 38TH AVE VANCOUVER BC V5W 1H9</b>		<b>VANCOUVER BC</b>					
TEL 604-290-8592	BUS.LICENSE 550342	TEL s.22(1)	BUS.LICENSE	TEL	BUS.LICENSE		
FAX 604-266-2127	CERTIFICATE 158408	FAX	CERTIFICATE	FAX	CERTIFICATE		

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

**TO REMOVE 1 TANK ON SITE. CAPACITY IS 500 GALS. SETBACK IS 7'. BOTTOM OF TANK AT 7'. TYPE OF LIQUID IS PETROLEUM.**

**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			

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

FEE	AMOUNT	FEE	AMOUNT	SIGNED BY	<b>FLECK CONTRACTING LTD</b>
<b>656 TANK - SFD</b>	<b>300.00</b>			DATE	<b>SEE APPLICATION</b>
				ISSUED BY	<b>C BAWN.</b>
				FOR THE	<b>FIRE CHIEF</b>
INVOICE : 709650		TOTAL \$300.00			

PSD200.01 REVISED FEB/08

Permit	<input type="text" value="FI410654"/>	Street number	<input type="text"/>	To	<input type="text"/>	Street name	<input type="text"/>	<input type="button" value="Search"/>
--------	---------------------------------------	---------------	----------------------	----	----------------------	-------------	----------------------	---------------------------------------

General Information			
Permit	FI410654	Type	FI - FIRE
Permit address	2229 STEPHENS ST	Status	ISSUED
Specific address		Opened	23 Apr 2013
Place name		Issued	23 Apr 2013
Addressing data			
Coordinate	072 - 643 - 55 - 0000		
Legal Description	LT E BLK 16 PL VAP4207 DL 192 NWD PLAN VAP4207 (CONT'D)		
Project value	\$0.00	Purpose to	620 - ABANDONMNT
Assessed value	\$0.00	Subtype	-
Temporary bldg		to	
Temporary use		to	
Complexity	-	to	
Signature on	APP - APPLICATION	Metric?	



PermitFI410654

Street number


To








Street name

Search


Note Types

Note Type	Number of notes for this permit
-----------	---------------------------------

 03 - SUBJECT TO CONDITION	7
---	---

Notes						
Number	Title	Included?	List seq	Updated By	Date Updated	
 001	STANDARD CONDITIONS	YES	001	C BAWN.	23 Apr 2013	
 010	CLEARANCE FROM EVN PROT BRANCH	YES	010	C BAWN.	23 Apr 2013	
 025	WORK NOT COMPLETED ON SAME DAY	YES	025	C BAWN.	23 Apr 2013	
 030	TANKS WITH CONNECTED PIPING	YES	030	C BAWN.	23 Apr 2013	
 040	TANK REMOVAL - SECTION 4.10	YES	040	C BAWN.	23 Apr 2013	
 046	WRITTEN VERIFICATION	YES	046	C BAWN.	23 Apr 2013	
 051	CONTACT DISTRICT FIRE INSPEC	YES	051	C BAWN.	23 Apr 2013	

 09 - INTERNAL NOTES	1
---	---

Notes						
Number	Title	Included?	List seq	Updated By	Date Updated	
 220	ENVIRONMENTAL PROTECTION		220	N MONTGOMERY	15 Jul 2013	
Report from ALARA Environmental received and sent to DOMINO. Report indicates that contaminated soils are present following the abandonment of the UST.An environmental report will be required when the site is remediated in the future.						

City of Vancouver - FOI 2019-210 - Page

Permit	<input type="text" value="FI410654"/>	Street number	<input type="text"/>	To	<input type="text"/>	Street name	<input type="text"/>	<input type="button" value="Search"/>
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**Project Description**

TO REMOVE 1 TANK ON SITE. CAPACITY IS 500 GALS. SETBACK IS 7'. BOTTOM OF TANK AT

7'. TYPE OF LIQUID IS PETROLEUM.